

1750 Alton Road, Miami Beach, FL 33139

BA703462

MTCI
RECEIVED
MAR 27 2017

PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review, Inspections, Testing & Consulting

ARCHITECTURE
INTERIOR DESIGN
PLANNING

2717 Ponce de Leon Blvd.
Coral Gables, FL, 33134
Phone : 305.200.5302
www.PermuyArchitecture.com

W. L. M. M.
02.28.17

STATE OF FLORIDA
HELIO MILIAN ARCHITECT
REGISTRATION #AR0004963

THESE DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF PERMUT ARCHITECTURE, INTERIOR DESIGN AND PLANNING, INC. AND MAY NOT BE REPRODUCED EXCEPT WITH SPECIFICATION WRITTEN CONSENT OF THE ARCHITECT. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME, REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED

NOTICE: In addition to the requirement of this permit, there may be additional restrictions applicable to this property that may be found in the Public Records of this County and there may be additional permits required from other government entities such as water management's districts, state agencies, or federal agencies. The City of Miami Beach assumes no responsibility for accuracy of or results from these plans which are approved subject to compliance with all Federal, State, and Local Laws, Rules, and Regulations.

PUBLIC WORKS
PLAN REVIEW NOTICE

Phone 305-673-7080 Fax 305-673-7029

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING
BUILDING PERMITS ONLY

Work, materials and equipment are to be restricted within
the property.

Construction and use of equipment in the right-of-way
for easements will require a separate traffic control
plan BEFORE START OF CONSTRUCTION.

to start any excavation in the right-of-way, you must
first purchase State One Call of Florida 1996-1997 for more
than 48 hours prior to the excavation work. Failure to purchase
if the utilities have not been located at this time.

KIMPTON HOTEL

[illegible]

OWNER
FINVARB GROUP
1065 Kane Concourse, suite 201
Bay Harbor Island, FL 33154

ARCHITECT OF RECORD
PERMUY ARCHITECTURE
2717 Ponce de Leon Blvd.
Coral Gables, FL 33134

INTERIOR DESIGN
CHAPI CHAPO DESIGN
1822 Danforth Ave.
Toronto, ON, M4C 1H8, Canada

DESIGN ARCHITECT
KOBI KARP ARCHITECTURE
2915 Biscayne Blvd. Suite 200
Miami, FL 33137

CIVIL ENGINEER
OCEAN ENGINEERING, INC.
333 NE 24th Street, Suite 408
Miami, FL 33137

FIRE PROTECTION / LIFE SAFETY
SLS CONSULTING, INC.
 1825 Ponce de Leon Blvd. Suite 565
 Miami, FL 33134

City of Miami Beach
Fire Prevention Division
Bureau of Fire Prevention

STRUCTURAL ENGINEER
De LOS REYES ENGINEERING
8726 NW 26th St. Suite 1 & 2
Miami, FL 33172

MEP
JPG ENGINEERING GROUP P.A.
3553 NW 79 Ave.
Miami, FL 33122

CIVIL ENGINEER
OCEAN ENGINEERING
333 NE 24th ST., Suite 408
Miami, FL 33137

LANDSCAPE ARCHITECT
JFS DESIGN
1833 NW 104th Terrace
Pembroke Pines, FL 33028

LAND SURVEYORS
LEVEL-TECH SURVEYORS, LLC
777 NW 72 Ave. Suite 3134
Miami, FL, 33126

POOL CONSULTANT
AQUADYNAMICS DESIGN GROUP, INC.
5000 SW 75th Avenue, Suite 300
Miami, FL 33155

	REVIEWER INITIALS	DATE
BUILDING	<i>[Signature]</i>	10/19/17
STRUCTURAL	<i>[Signature]</i>	10/19/17
MECHANICAL	<i>[Signature]</i>	10/19/17
ELECTRICAL	<i>[Signature]</i>	10/13/17
PLUMBING	<i>[Signature]</i>	10-19-17
SITE CIVIL	<i>[Signature]</i>	

PROJECT NO. _____

1613

DATE: _____

02.28.17

SHEET INDEX: _____

SCALE: _____

As Noted

SHEET NO. _____

PERMIT SET

A-000

1750 Alton Road, Miami Beach, FL 33139



BH-1700030
JOB COPY

CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING: _____
ZONING: _____
PLUMBING: _____
ELECTRICAL: _____
MECHANICAL: _____
FIRE PREVENTION: _____
FLOOD: _____
PUBLIC WORKS: _____
STRUCTURAL: _____
ELEVATOR: _____
ROOFING: _____

PHASE PERMIT
JOB COPY

Many people are familiar with the requirement of this permit. They may be familiar with the fact that the permit is "found in the permit" and that the permit is "found in the permit." But they may not be familiar with the fact that the permit is "found in the permit."

ERM VIEW L APPROVAL

NAME (PRINT): YASMIN LAYLA

SIGNATURE: Yan Chiu DATE: March 5, 2018
M2017008378

OWNER
FINVARB GROUP
1065 Kane Concourse, suite 201
Bay Harbor Island, FL 33154

ARCHITECT OF RECORD
PERMUY ARCHITECTURE
2717 Ponce de Leon Blvd.
Coral Gables, FL 33134

INTERIOR DESIGN
CHAPI CHAPO DESIGN
1822 Danforth Ave.
Toronto, ON, M4C 1H8, Canada

DESIGN ARCHITECT
KOBI KARP ARCHITECTURE
2915 Biscayne Blvd. Suite 200
Miami, FL 33137

CIVIL ENGINEER
OCEAN ENGINEERING, INC.
333 NE 24th Street, Suite 408
Miami, FL 33137

FIRE PROTECTION / LIFE SAFETY
SLS CONSULTING, INC.
1825 Ponce de Leon Blvd. Suite 565
Miami, FL 33134

STRUCTURAL ENGINEER
De LOS REYES ENGINEERING
8726 NW 26th St. Suite 1 & 2
Miami, FL 33172

MEP
JPG ENGINEERING GROUP P.A.
3553 NW 79 Ave.
Miami, FL 33122

CIVIL ENGINEER
OCEAN ENGINEERING
333 NE 24th ST., Suite 408
Miami, FL 33137

LANDSCAPE ARCHITECT
JFS DESIGN
1833 NW 104th Terrace
Pembroke Pines, FL 33028

LAND SURVEYORS
LEVEL-TECH SURVEYORS, LLC
777 NW 72 Ave. Suite 3134
Miami, FL, 33126

POOL CONSULTANT
AQUADYNAMICS DESIGN GROUP, INC.
5000 SW 75th Avenue, Suite 300
Miami, FL 33155

M2017008378

PERMUY
ARCHITECTURE
INTERIOR DESIGN
PLANNING

2717 Ponce de Leon Blvd.
Coral Gables, FL, 33134
Phone : 305.200.5302
www.PermuyArchitecture.com

Helio Auley
02.28.17

STATE OF FLORIDA
HELIO MILAN ARCHITECT
REGISTRATION #AB0004563

THESE DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF PERMYI ARCHITECTURE, INTERIOR DESIGN AND PLANNING, INC. AND MAY NOT BE REPRODUCED EXCEPT WITH SPECIFICATION WRITTEN CONSENT OF THE ARCHITECT. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME, REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE

KIMPTON HOTEL
PALOMAR
SOUTH BEACH
Alton Road Miami Beach FL 33139

SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139

FINVARB GROUP
Concourse, Suite 201, Bay Harbor Islands, FL 33154
Tel: 305.866.1100 Fax: 305.866.1101
E-mail: info@finvarb.com

FINVARD GROUP
1065 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

[illegible]

PROJECT NO. 1613

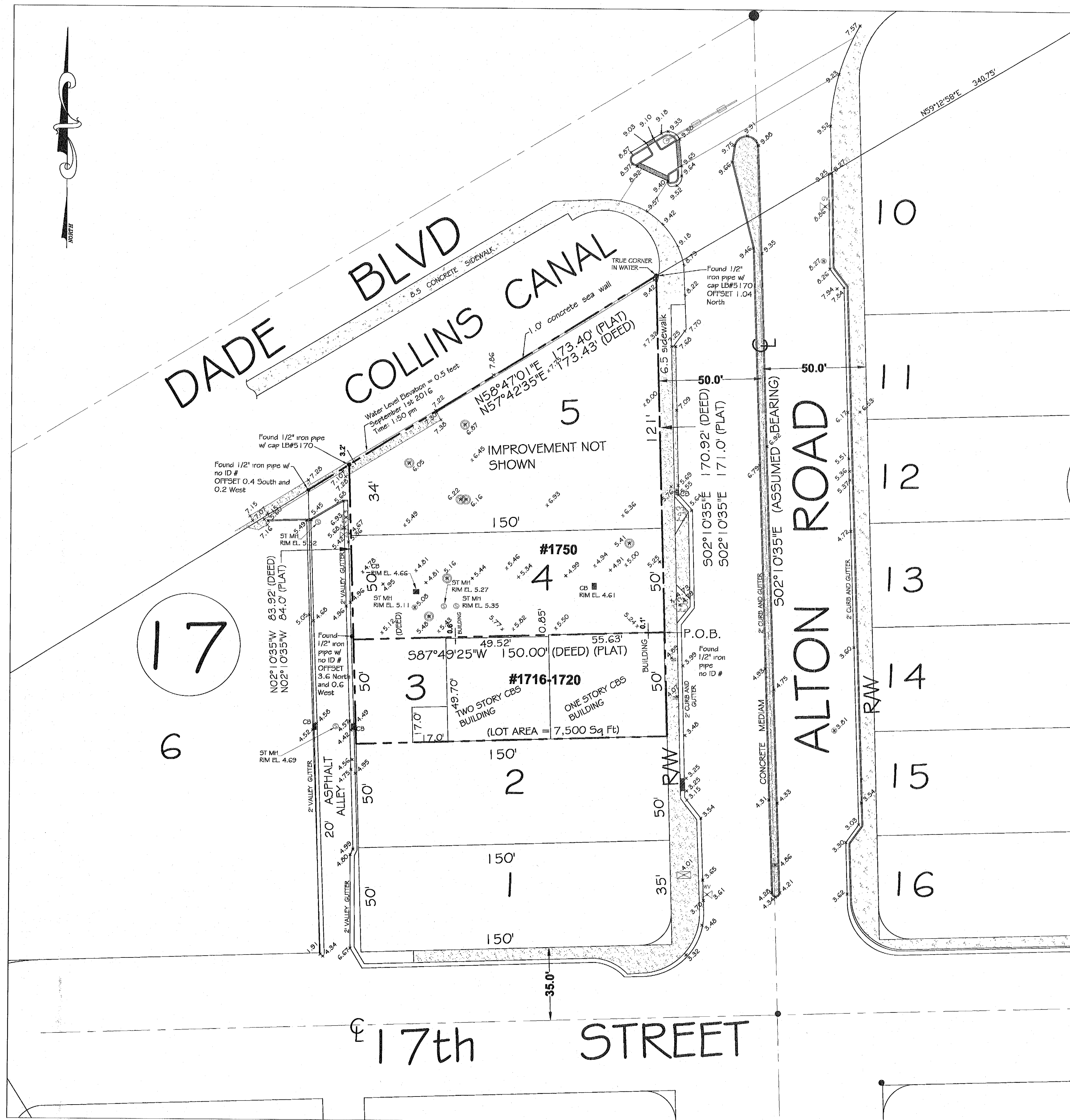
DATE 02.28.17

SHEET INDEX:

SCALE: As Noted

SHEET NO. 1

PERMIT SET



LEGAL DESCRIPTION:

Lot 4 less the South 1 inch (0.08'), and all Lot 5, both in Block 17, FIRST ADDITION TO COMMERCIAL SUBDIVISION, according to the Plat thereof, as recorded in Plat Book G, Page 30, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:
Begin at the Southeast corner of Lot 4, Block 17, FIRST ADDITION TO COMMERCIAL SUBDIVISION, according to the Plat thereof, as recorded in Plat Book G, Page 30, of the Public Records of Miami-Dade County, Florida; thence run North along the West right-of-way line of Alton Road, for a distance of 1 inch (0.08' feet) to the Point of Beginning of the hereinafter described parcel; thence run West for a distance of 150.00 feet to a point; thence run North for a distance of 83.92 feet to a point; thence run North 59°53'10" East for a distance of 173.43 feet to a point; thence run South for a distance of 170.92 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
- Ownership subject to Opinion of Title.
- Bearings are based on an assumed meridian and referenced on the Centerline of ALTON ROAD, (S 02°10'35" E).
- Underground utilities are not depicted hereon.
- The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.
- Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.
- Zoning and Setbacks are not verified by this survey.
- Elevations shown hereon are relative to the 1929 N.G.V.D. of mean sea level and are based on a benchmark supplied by the engineering department of Miami-Dade County, Florida.
- Bench Mark used: No. A-36, Elevation +7.34 located by brass bar in concrete sidewalk at N.W. corner of bridge at Dade Boulevard (41.9' South of centerline) and Alton Road (90' West of centerline).
- Flood Elevation Information:
Community: 120651 FIRM Panel: 12086C0317L Flood Zone: "AE"
Date of FIRM: 09/11/2009 Suffix: L
Base Flood Elevation: 8.0
- Record area: 21,331 Sq. Ft. (Lot 4 & 5)

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

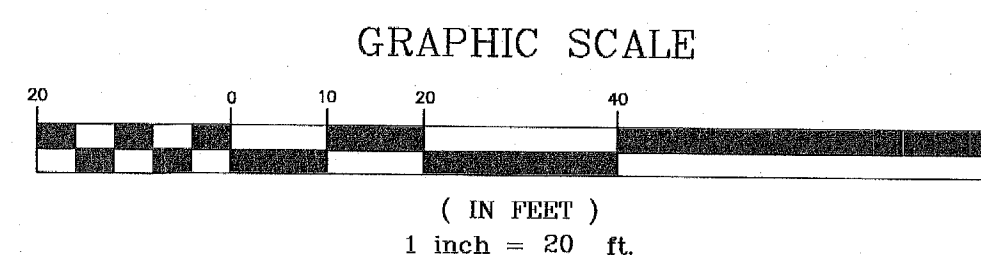
CERTIFICATE NOTE:

I hereby certify that the BOUNDARY and TOPOGRAPHIC SURVEY for the purpose of locating TREES, completed under my direction on SEPTEMBER 1st, 2016, and that said survey is true and correct to the best of my knowledge and belief. I further certify that this survey meets the MINIMUM TECHNICAL STANDARDS FOR SURVEYS set forth in Chapter 5J-17, Florida Administrative Code, as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to 472.027 Florida Statute.

LEVEL TECH SURVEYORS, LLC

Donald T. Ramsey
Professional Land Surveyor, No. 5851
State of Florida

"NOT VALID UNLESS SEALED WITH THE SURVEYORS EMBOSSED SEAL."



CERTIFIED TO:
SOBE ALTON, LLC

LEGEND:

- ELEVATION
- # OR NO. = NUMBER
- DWG = DRAWING
- LC = LENSING
- INC = INCORPORATED
- IF = HAND CAP PARKING
- MIN = MINIMUM
- AC = AIR CONDITIONER
- CONG = CONCRETE
- NA = NOT APPLICABLE
- ASPH = ASPHALT
- ID = IDENTIFICATION
- REF = REFERENCE
- C = CENTER LINE
- F.F. ELEV. = FINISH FLOOR ELEVATION
- REDA = ELEVATION
- F.F.E. = FOUND IRON ROD
- C.B.S. = CONCRETE BLOCK & STUCCO
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- 7.254 = PROFESSIONAL SURVEYOR AND MAPPER
- L.B. = LICENSE OF BUSINESS
- REC. # = RECORD AND MEASURED
- P.O.B. = POINT OF BEGINNING
- MH = MANHOLE
- LP = LIGHT POLE
- WP = WOOD POLE
- CB = CATCH BASIN
- WH = WATER VALVE
- DW = DRAINAGE MANHOLE
- WM = WATER METER
- PI = FIRE HYDRANT
- TLB = TRAFFIC LIGHT BOX
- GV = GAS VALVE
- W = WELL

LEVEL-TECH SURVEYORS, LLC
777 N.W. 72ND AVENUE
MIAMI, FL 33126
SUITE 3134
TEL: 305.261.8483
FAX: 305.261.8781
LB # 7154

DRAWINGS ARE THE PROPERTY OF LEVEL-TECH SURVEYORS, LLC, AND MAY NOT BE USED BY CLIENT ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO LEVEL-TECH SURVEYORS, LLC.

DATE	DESCRIPTION
02/20/2017	Revise Legal Description
08-22-2015	REVISED TO ADD LOT 3 TO LEGAL AND LOCATION SKETCH
01-06-2016	REVISED AREA

BOUNDARY and TOPOGRAPHIC SURVEY

NAME AND TYPE OF PROJECT:	PROJECT LOCATION:
1750 ALTON ROAD, MIAMI BEACH, MIAMI-DADE FLORIDA	
CLIENT:	CLIENT ADDRESS:
RONALD FINVARB	1065 KANE CONCORSE, STE 201
CLIENT TELEPHONE:	
(305) 799-3708	
FILE PATH:	
	BAY HARBOR ISLAND, FL 33154
SCALE:	1" = 20'
DATE OF FIELD WORK:	09-1-2016
DRAWN BY:	A.J.R.
FIELD BOOK:	SKETCH
PROJECT NO:	15-08-8182
SHEET:	1
OF	1 SHEETS

PERMUY
ARCHITECTURE
INTERIOR DESIGN
PLANNING

2717 Ponce de Leon Blvd.
Coral Gables, FL, 33134
Phone : 305.200.5302
www.PermuyArchitecture.com

-
- A circular professional engineer seal for Walter M. Lugo. The outer ring contains the text "WALTER M. LUGO" at the top and "PROFESSIONAL ENGINEER" at the bottom. Inside the ring, the word "LICENSE" is at the top, "NO. 61747" is in the center, and "STATE OF FLORIDA" is at the bottom. A stylized signature "W. Lugo" is written across the center of the seal.

THESE DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF PERMY ARCHITECTURE INTERIOR DESIGN AND PLANNING, INC. AND MAY NOT BE REPRODUCED EXCEPT WITH SPECIFICATION WRITTEN CONSENT OF THE ARCHITECT. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME, REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED

VIII. PAVEMENT MARKINGS AND TRAFFIC SIGNS

- B. MATERIALS: FOLLOW SECTION NO. 700, HIGHWAY SIGNING, OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND M.U.T.C.D.

B. MATERIALS: FOLLOW SECTION NO. 700, HIGHWAY SIGNING, OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND M.U.T.C.D.

KIMPTON HOTEL
PALOMAR
SOUTH BEACH
750 Alton Road, Miami Beach, FL 33139

FINVARB GROUP[illegible]

- PROJECT NO.
1613
- DATE:
2-17-17
- SHEET INDEX:
GENERAL NOTES AND
SPECIFICATIONS
- SCALE:

SHEET NO.

- # C100

PERMIT ISSUE

- [illegible]

1. GENERAL

- ## VIII. PAVEMENT MARKINGS AND TRAFFIC SIGNS

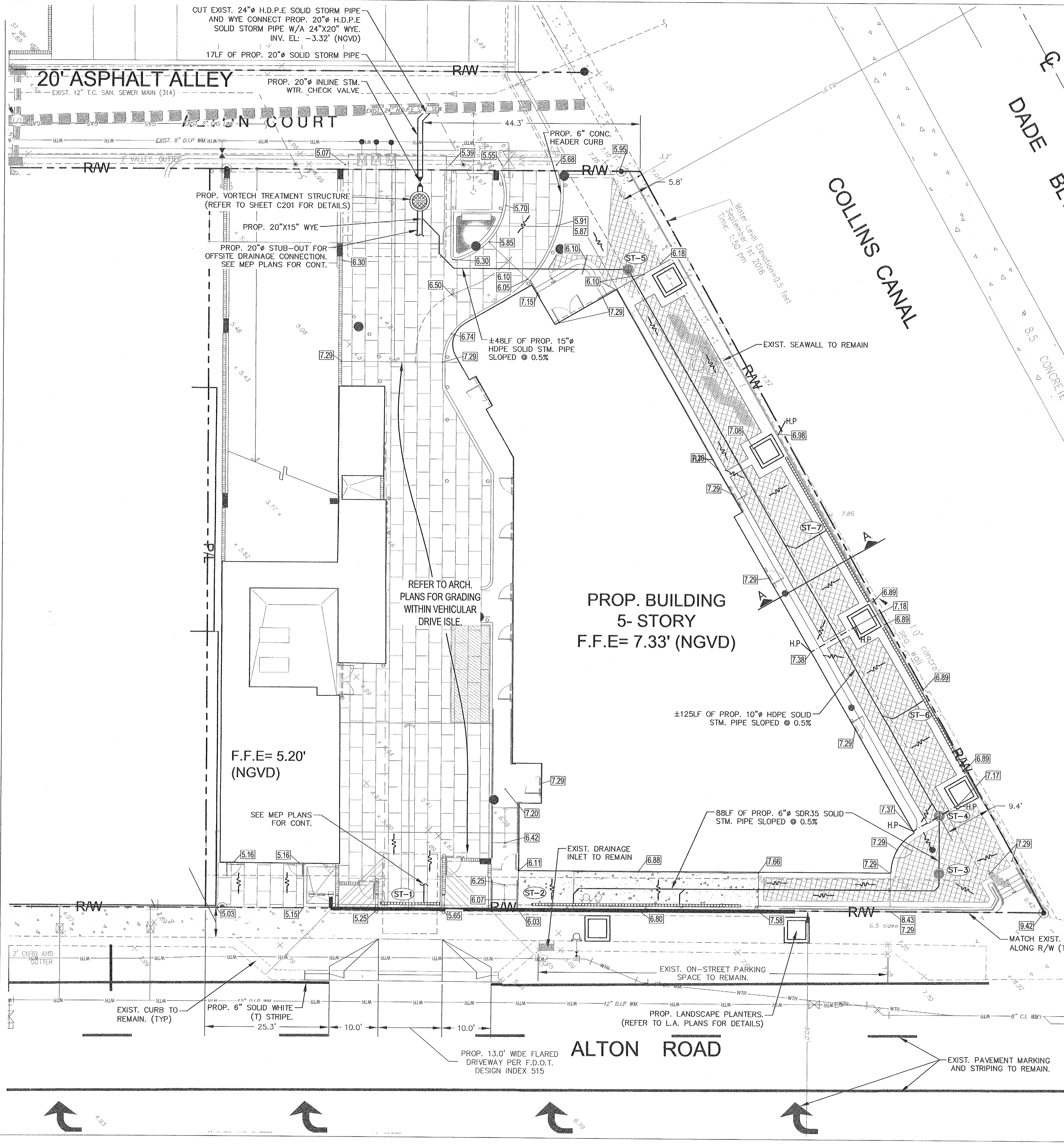
B. MATERIALS: FOLLOW SECTION NO. 700, HIGHWAY SIGNING, OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND M.U.T.C.D.

1. CLEANING UP

- ## VII. STORM DRAINAGE

GENERAL

1. THE TRENCH FILTER FABRIC SHALL BE SELECTED FROM THE MANUFACTURERS AND FABRIC TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. IT SHALL BE USED TO WRAP ALL SIDES, BOTTOM AND TOP OF THE EXFILTRATION TRENCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 12 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.
2. SOLID AND PERFORATED STORM DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) SELECTED FROM THE MANUFACTURERS AND TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. PERFORATED PIPE SHALL TERMINATE 4'-0" FROM THE DRAINAGE STRUCTURE. THE REMAINING 4'-0" SHALL BE NON-PERFORATED PIPE.
3. PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL PROTECT COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION TRENCH SYSTEMS FROM CONTAMINATION OF SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD ON, OR FILTER FABRIC BETWEEN, THE FRAME AND INLET GRATE UNTIL CONSTRUCTION OPERATIONS ARE FINISHED.



LEGEND:

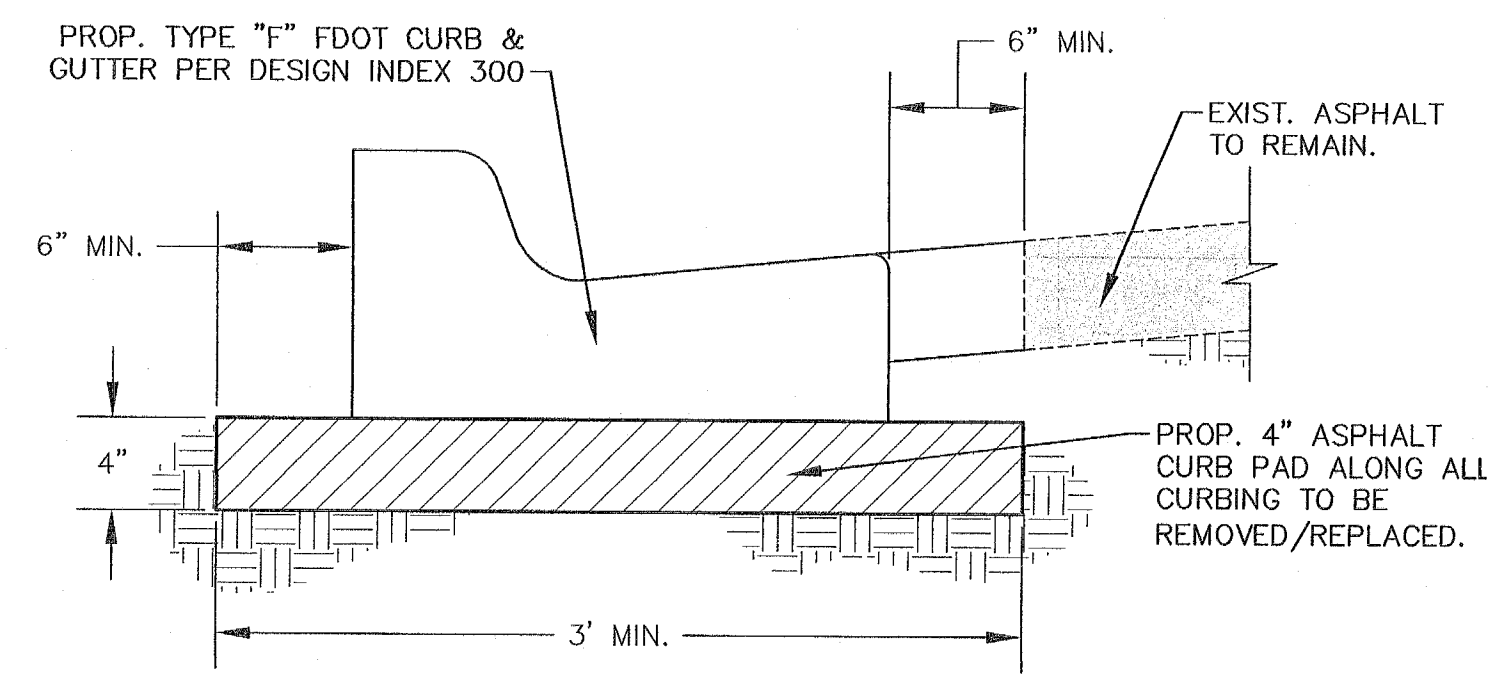
- RAW --- R/W LINE/PROPERTY LINE
- CENTER LINE
- EXISTING CURBING
- EXISTING ELEVATIONS (N.G.V.D.)
- PROP. CONCRETE PAVING. (SEE ARCH. PLANS FOR DETAILS)
- PROP. PAVERS (SEE ARCH. PLANS FOR DETAILS)

GRAPHIC SCALE
0 5 10 20
(IN FEET)
1" = 10'

PROP. GRADE ELEVATION (NGVD)
6.10

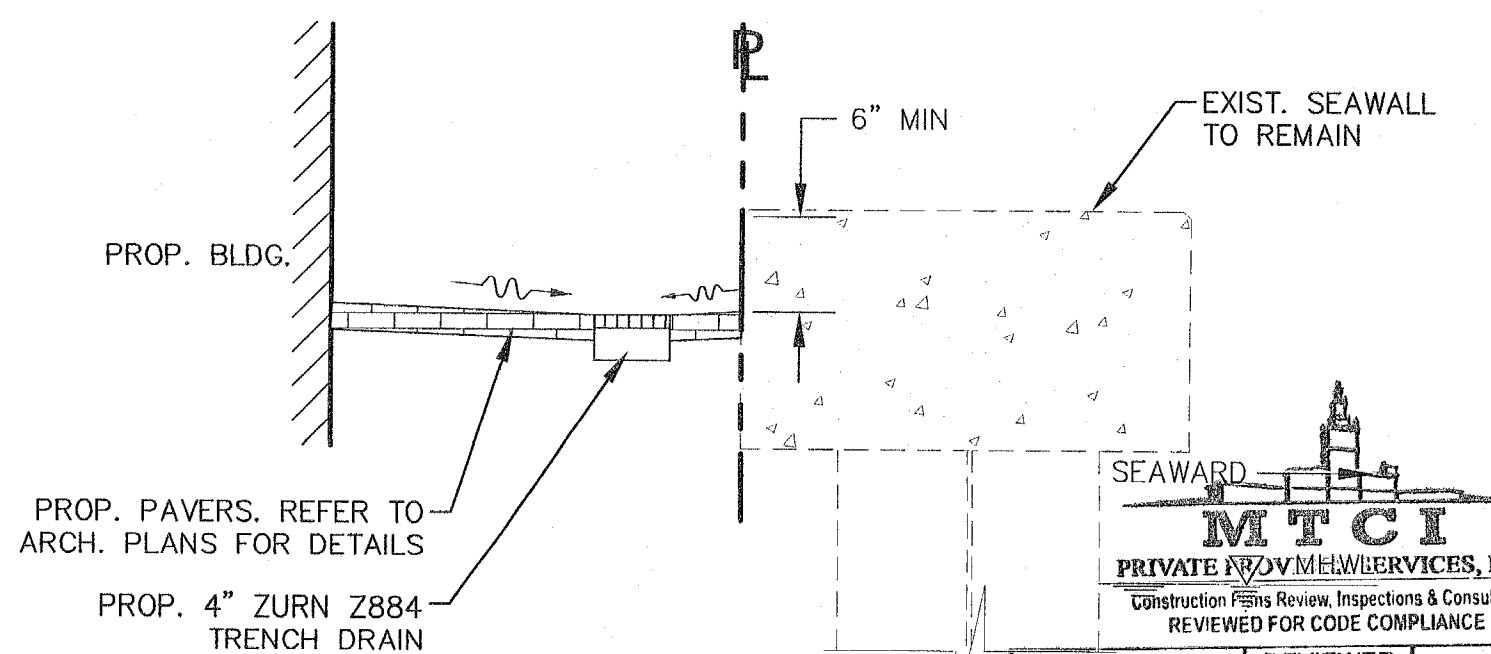
DIRECTION OF SURFACE RUNOFF

PROP. TRENCH DRAIN



4" ASPHALT CURB PAD
N.T.S.

NOTE:
ALL CURBING AND/OR GUTTERS WITHIN FDOT R/W INDICATED TO BE REMOVED AND/OR REPLACED SHALL BE SAW CUT TO THE NEAREST JOINT TO ALLOW A CLEAN INTERFACE WITH PROPOSED WORK.



SECTION A-A
N.T.S.

STRUCTURE TABLE								
STRUC. NUM.	DESCRIPTION	RIM. EL.	BTM	E	S	W	STM. PIPE	COMMENTS
ST-1	12' OF ZURN Z882 TRENCH DRAIN	5.25'				2.92'	4" SDR35	W/H2O RATED GRATE
ST-2	42' OF ZURN Z880 TRENCH DRAIN	6.03'				4.20'	4" SDR35	W/ADA GRATE
ST-3	8" NYLOPLAST INLINE DRAIN	7.05'		3.89'		3.79'	4" SDR35	W/ADA GRATE
ST-4	24" NYLOPLAST DRAIN BASIN	7.25'		3.74'			6" SDR35	W/CONCEALED SOLID GRATE
						3.74'	10" HDPE	
ST-5	24" NYLOPLAST DRAIN BASIN	5.80'		3.12'			10" HDPE	W/CONCEALED SOLID GRATE
					3.02'		15" HDPE	
ST-6	34' OF ZURN Z884 TRENCH DRAIN	6.89'		4.58'			6" SDR35	W/ADA GRATE
ST-7	34' OF ZURN Z884 TRENCH DRAIN	6.89'		4.58'			6" SDR35	W/ADA GRATE

- NOTE:**
- ALL PROPOSED CONCRETE SIDEWALKS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COLORED "MIAMI BEACH RED" AND OBTAIN A 2% MAXIMUM CROSS SLOPE.
 - ALL CONSTRUCTION JOINTS ARE TO BE SAW CUT TO ACQUIRE A STRAIGHT PERPENDICULAR EDGE.
 - ANY SURFACE UTILITIES AFFECTED BY THE MODIFICATION OF THE EXISTING SIDEWALK WILL NEED TO BE FIELD ADJUSTED TO THE PROPOSED ELEVATIONS DETAILED ON THIS SHEET.
 - ANY DAMAGE INCURRED DURING CONSTRUCTION TO THE SIDEWALKS, RAMPS AND/OR CURB AND GUTTER WITHIN F.D.O.T. RIGHT-OF-WAY SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR BETTER. ALL CONSTRUCTION SHALL CONFORM TO F.D.O.T. DESIGN STANDARDS INDEXES NO. 300, 304 & 310 AND STANDARD SPECIFICATION 522.
 - A. MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE S-III ASPHALT MIX DESIGN ON THE DRIVING LANE (10 FT. WIDE) ALONG THE ALLEY ONLY (ALTON RD. IS AN FDOT ROAD). B. ANY WORK AND/OR IMPROVEMENTS FROM/TO THE RIGHT OF WAY INCLUDING LANDSCAPING AND IRRIGATION REQUIRES A SEPARATE CMB PUBLIC WORKS DEPT. RIGHT OF WAY CONSTRUCTION PERMIT PRIOR TO START OF CONSTRUCTION.

PERMUY
ARCHITECTURE
INTERIOR DESIGN
PLANNING

2717 Ponce de Leon Blvd.
Coral Gables, FL 33134
Phone : 305.200.5302
www.PermuyArchitecture.com

WALTER M. LUGO
P.E.
NO. 61747
STATE OF FLORIDA
PROFESSIONAL ENGINEER

WALTER M. LUGO P.E.
FL PE# 61747

THESE DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF PERMUY ARCHITECTURE, INTERIOR DESIGN AND PLANNING, INC. AND MAY NOT BE REPRODUCED EXCEPT WITH SPECIFICATION WRITTEN CONSENT OF THE ARCHITECT. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME, REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.

KIMPTON HOTEL
PALOMAR
SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139

FINVARB GROUP
1085 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

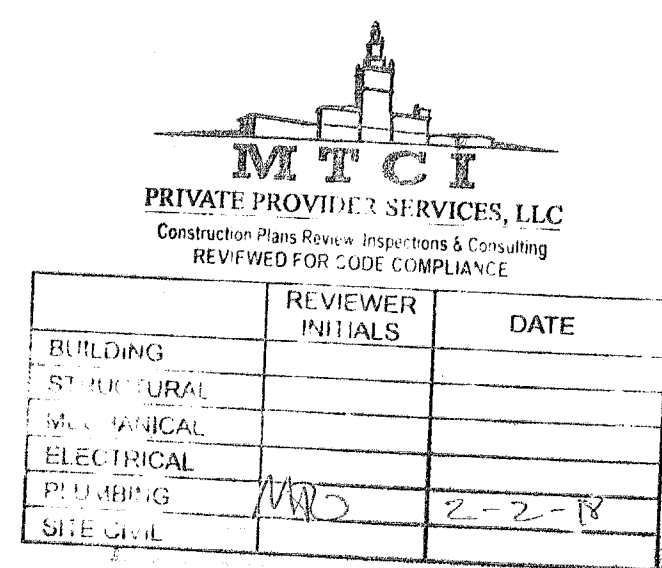
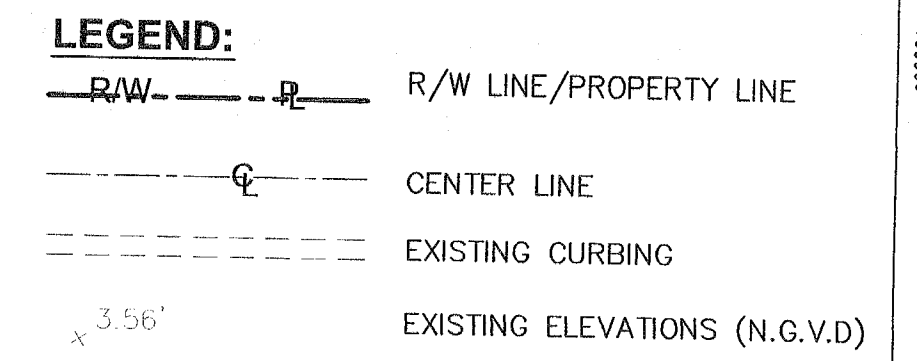
PROJECT NO. 1613

DATE: 2-17-17

SHEET NO. 1
PAVING, GRADING & DRAINAGE PLAN

SHEET NO. 1

C200



City of Miami Beach
Fire Prevention Division
PLANS APPROVED

PERMIT ISSUE

[illegible]

PROJECT NO. _____

1613

DATE: _____

2-17-17

SHEET INDEX: _____

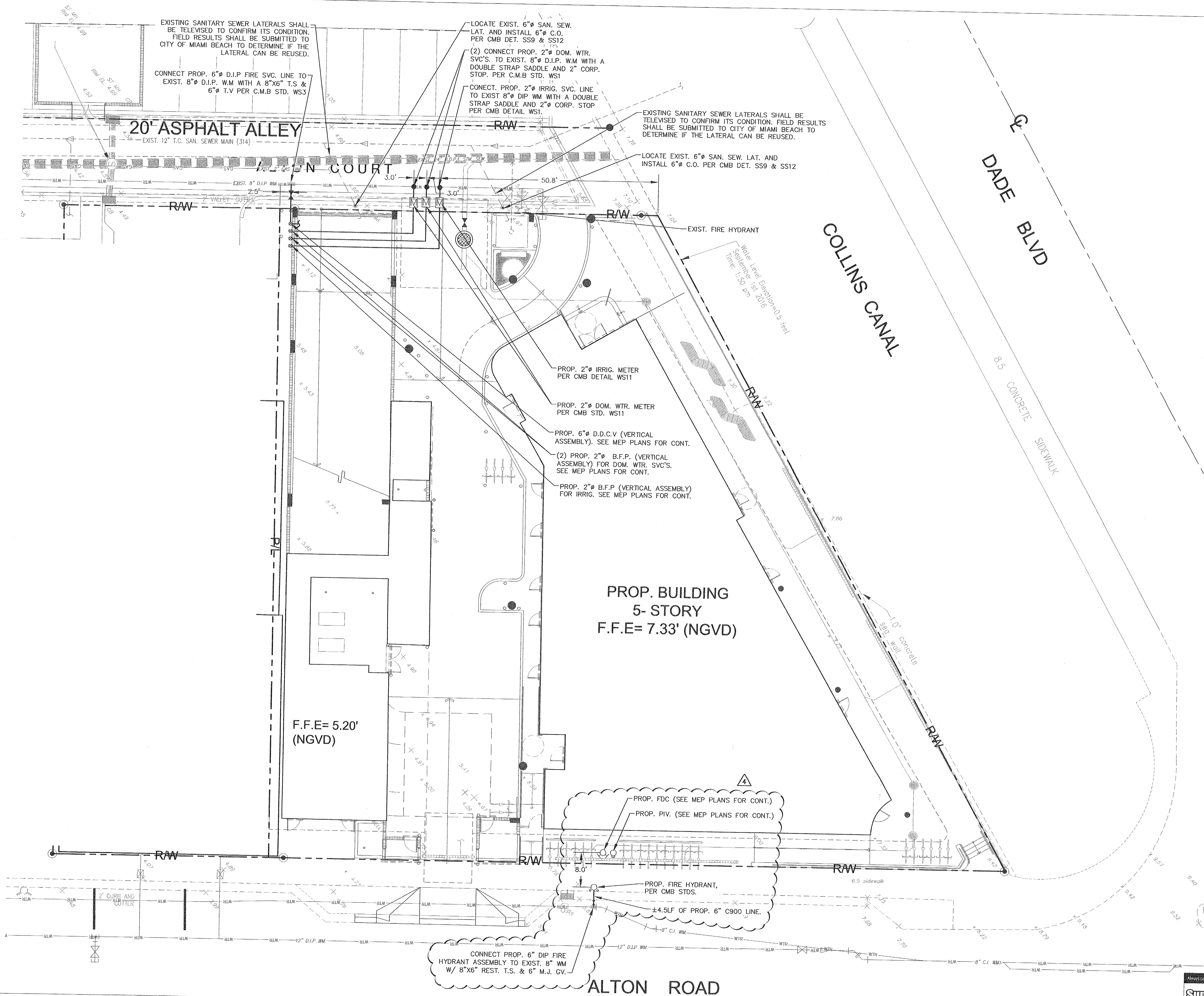
WATER AND

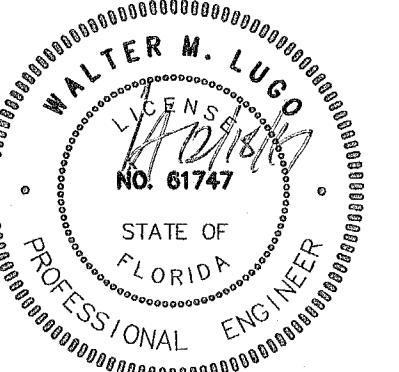
SEWER PLAN

SCALE: _____

SHEET NO. _____

C300



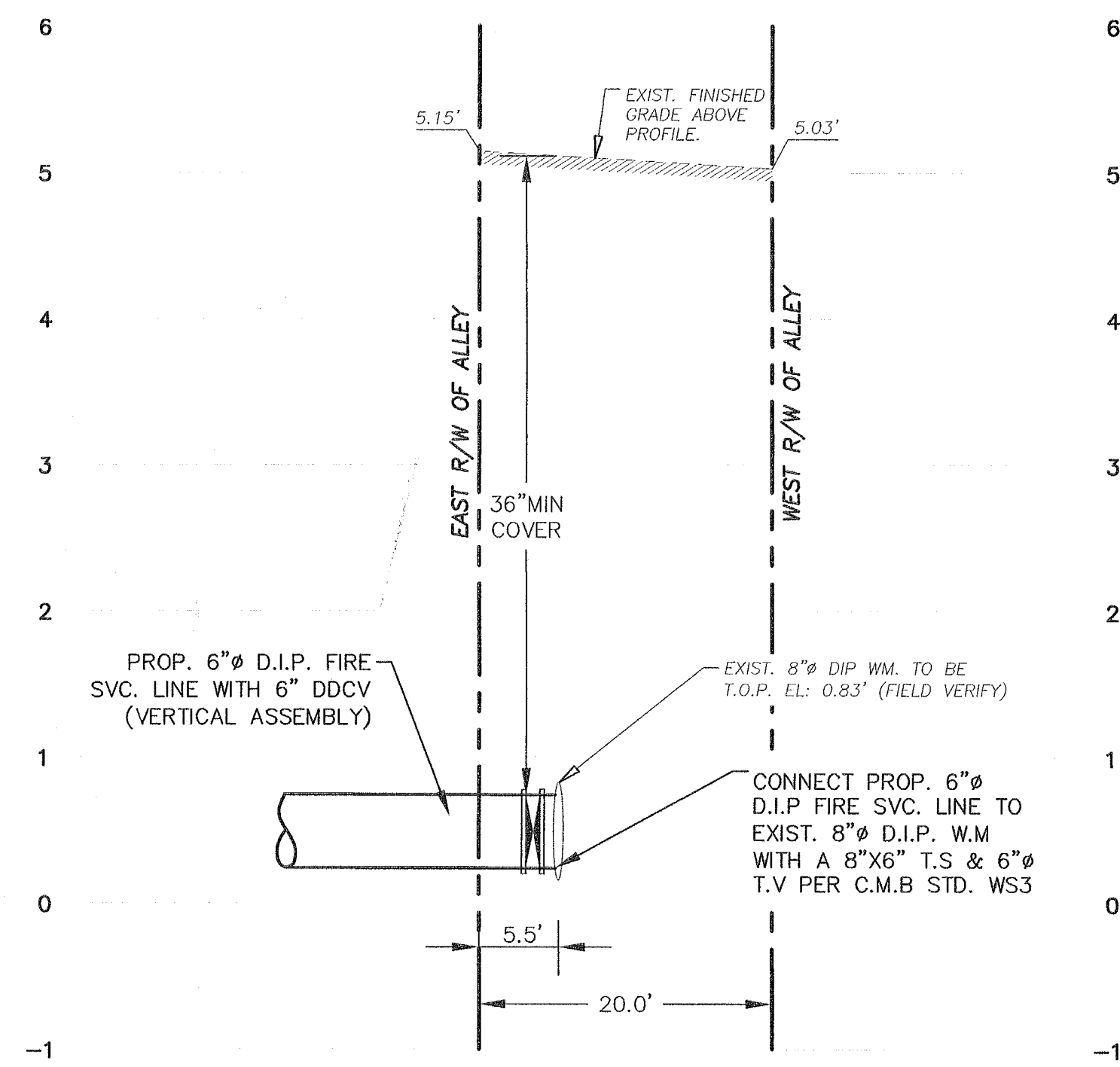


ALTER M. LUGO P.E.
FL PE# 61747

THESE DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF RMJM ARCHITECTURE INTERIOR DESIGN AND PLANNING, INC. AND MAY NOT BE REPRODUCED EXCEPT WITH SPECIFICATION WRITTEN CONSENT OF THE ARCHITECT. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME, REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED

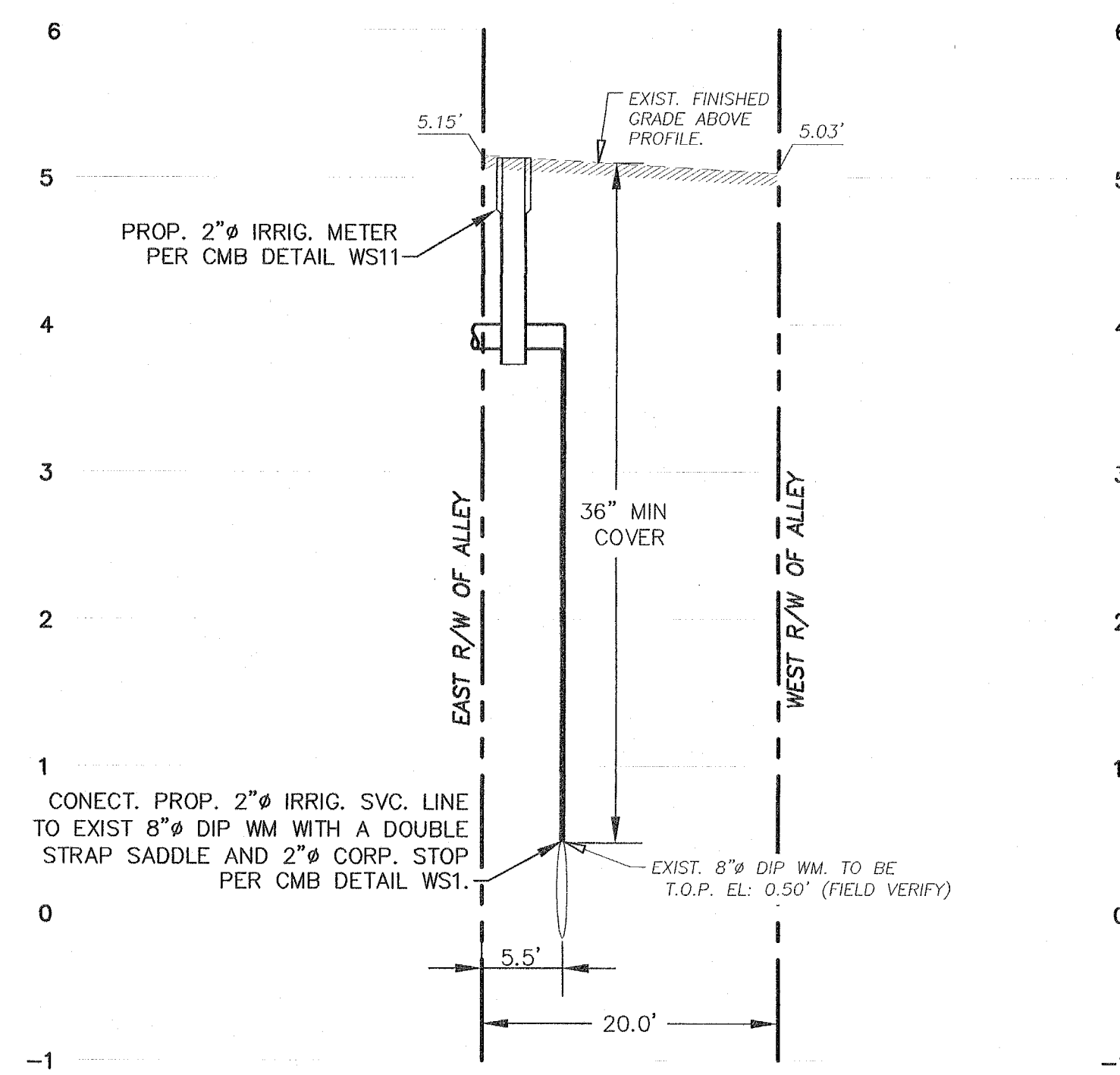
PALOMAR
SOUTH BEACH
750 Alton Road, Miami Beach, FL 33139

FINVARD GROUP
1065 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154



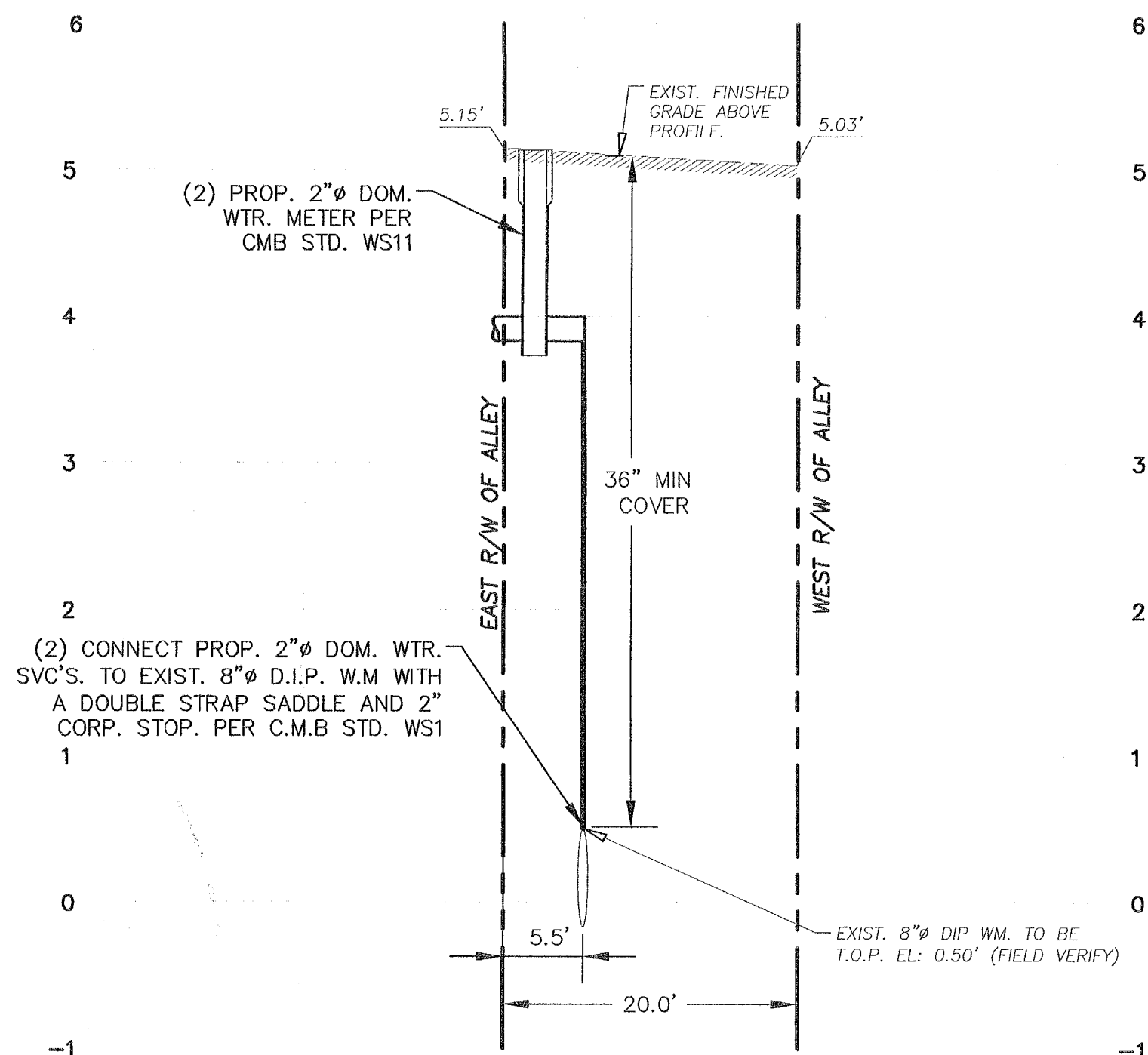
PROP. 6"Ø D.I.P. FIRE SVC. LINE PROFILE @ ALLEY

SCALE:
1"= 10' HORIZONTAL
1"= 1' VERTICAL



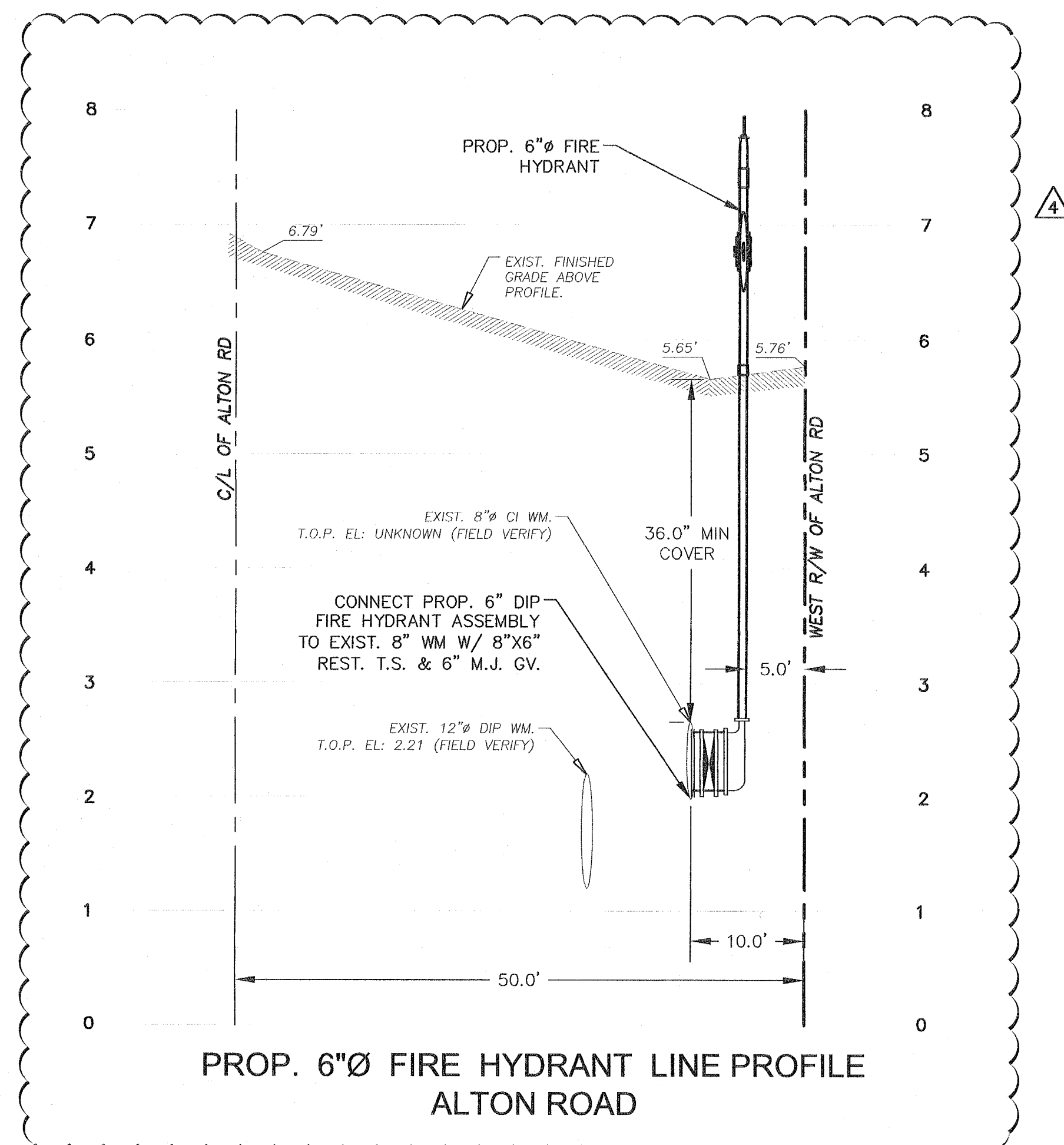
PROP. 2"Ø IRRIG. SVC. LINE PROFILE @ ALLEY

SCALE:
1"= 10' HORIZONTAL
1"= 1' VERTICAL

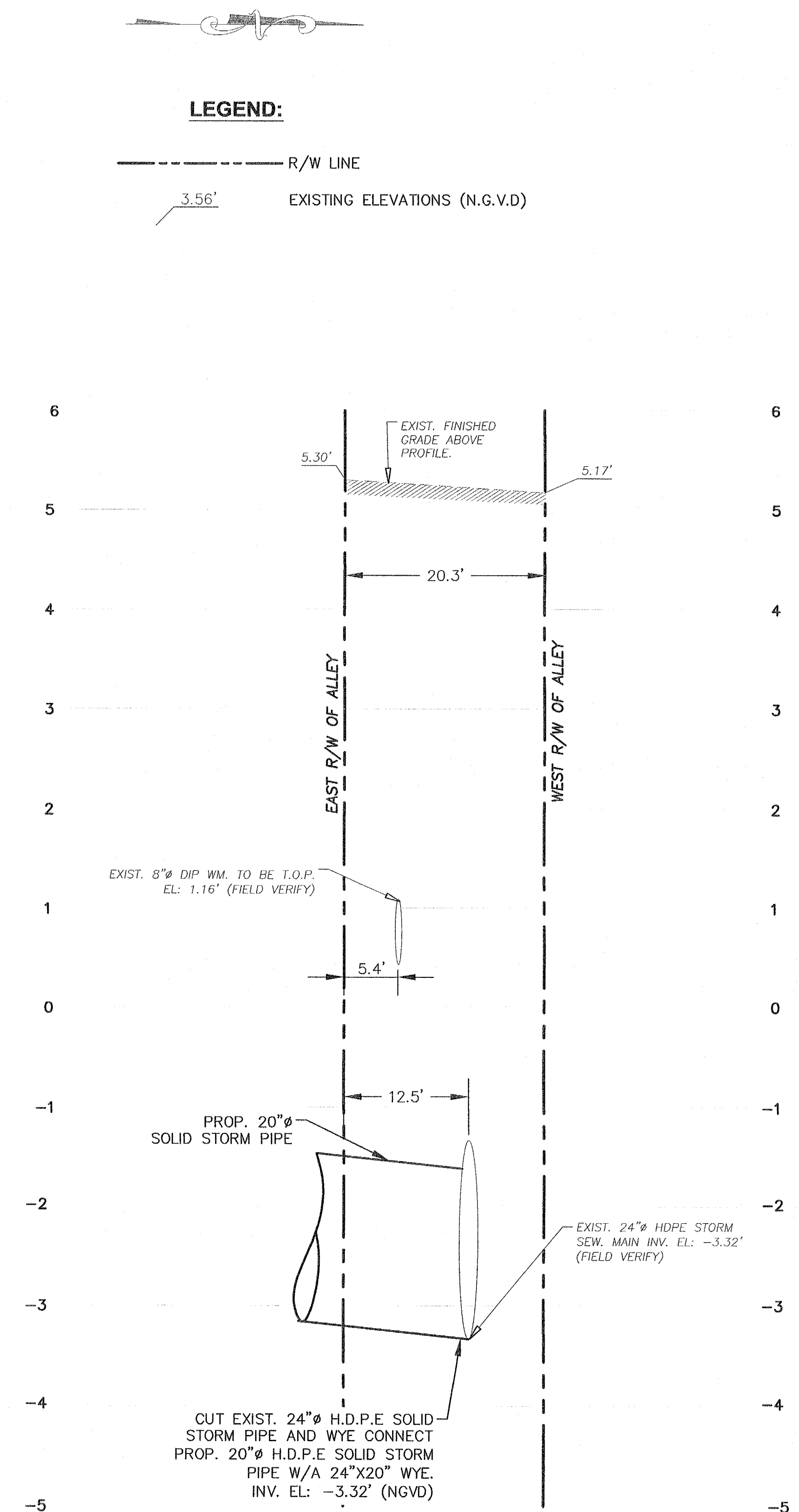


(2) PROP. 2"Ø DOM. SVC. LINE PROFILE @ ALLEY

SCALE:
1"= 10' HORIZONTAL
1"= 1' VERTICAL



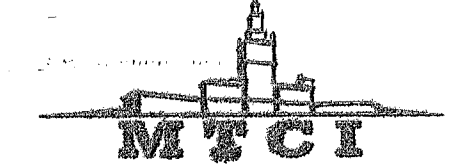
PROP. 6"Ø FIRE HYDRANT LINE PROFILE
ALTON ROAD



PROP. 20"Ø H.D.P.E. SOLID STORM LINE
PROFILE @ ALLEY

SCALE:
1"= 10' HORIZONTAL
1"= 1' VERTICAL

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review, Inspections & Consulting
REVIEWED FOR CODE COMPLIANCE

	REVIEWER INITIALS	DATE
BUILDING		
STRUCTURAL		
Mechanical		
ELECTRICAL		
PLUMBING	WMS	2-2-78
MAIL		

males

[illegible]

PROJECT NO. _____

1613

TE:

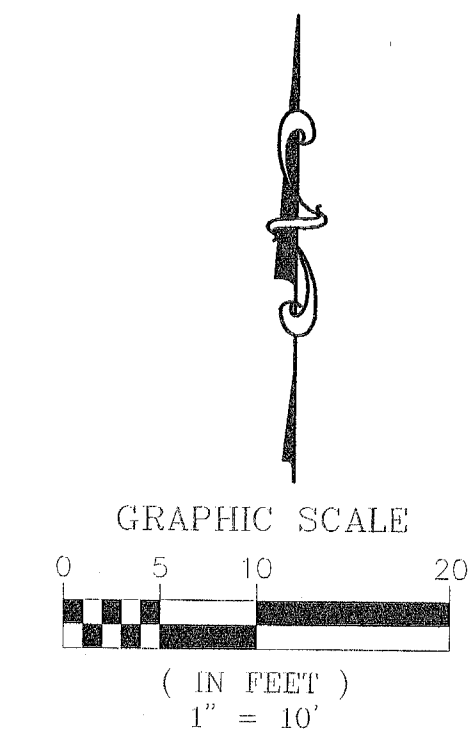
17-17

WATER AND STORM PROFILES

SALE:

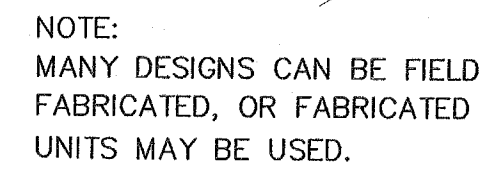
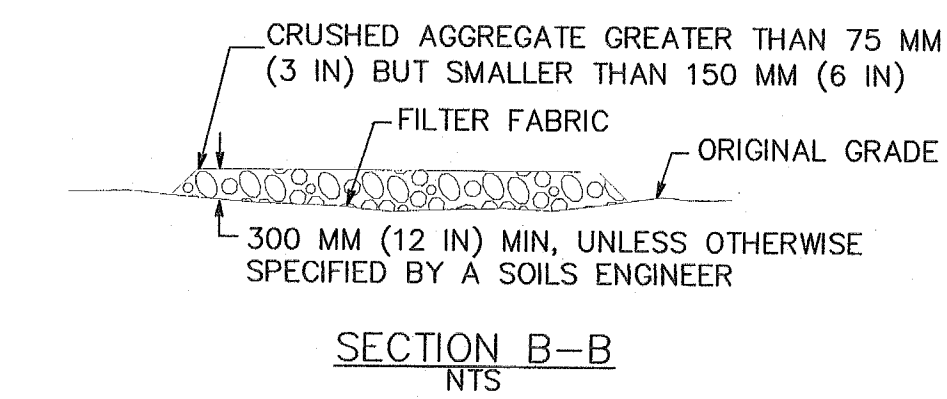
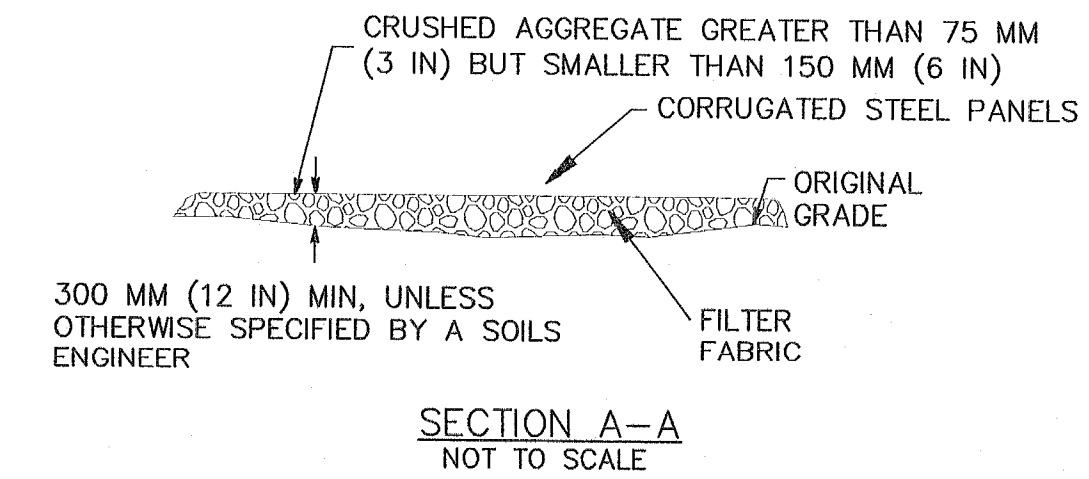
EET NO.

301



R/W LINE / PROPERTY LINE
 CENTER LINE
 EXISTING CURBING
 EXISTING ELEVATIONS (NGVD)
 PROP. EROSION BARRIER PER CMB
 DETAIL SES13. (SEE CIVIL SHT. C600
 FOR DETAILS)

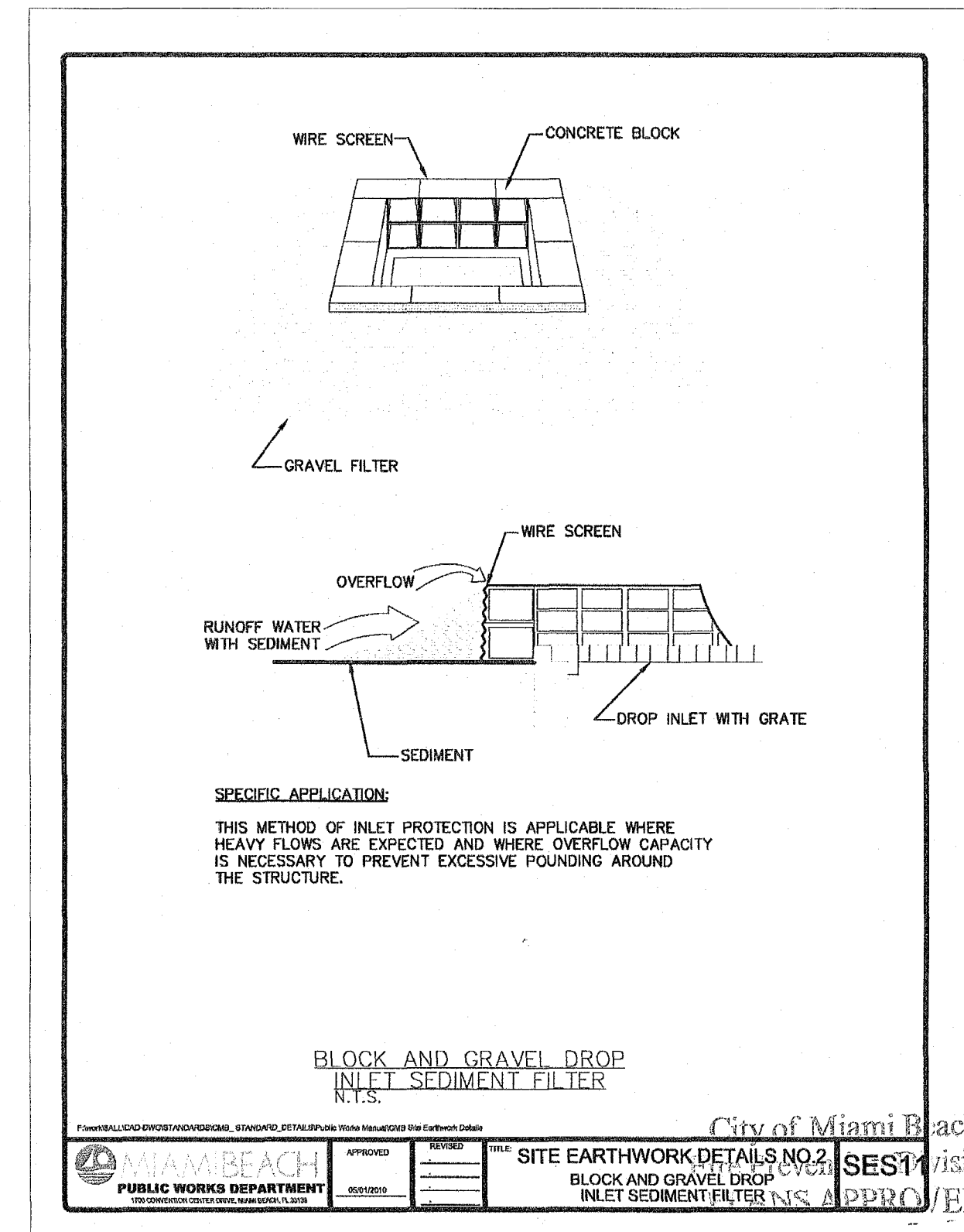
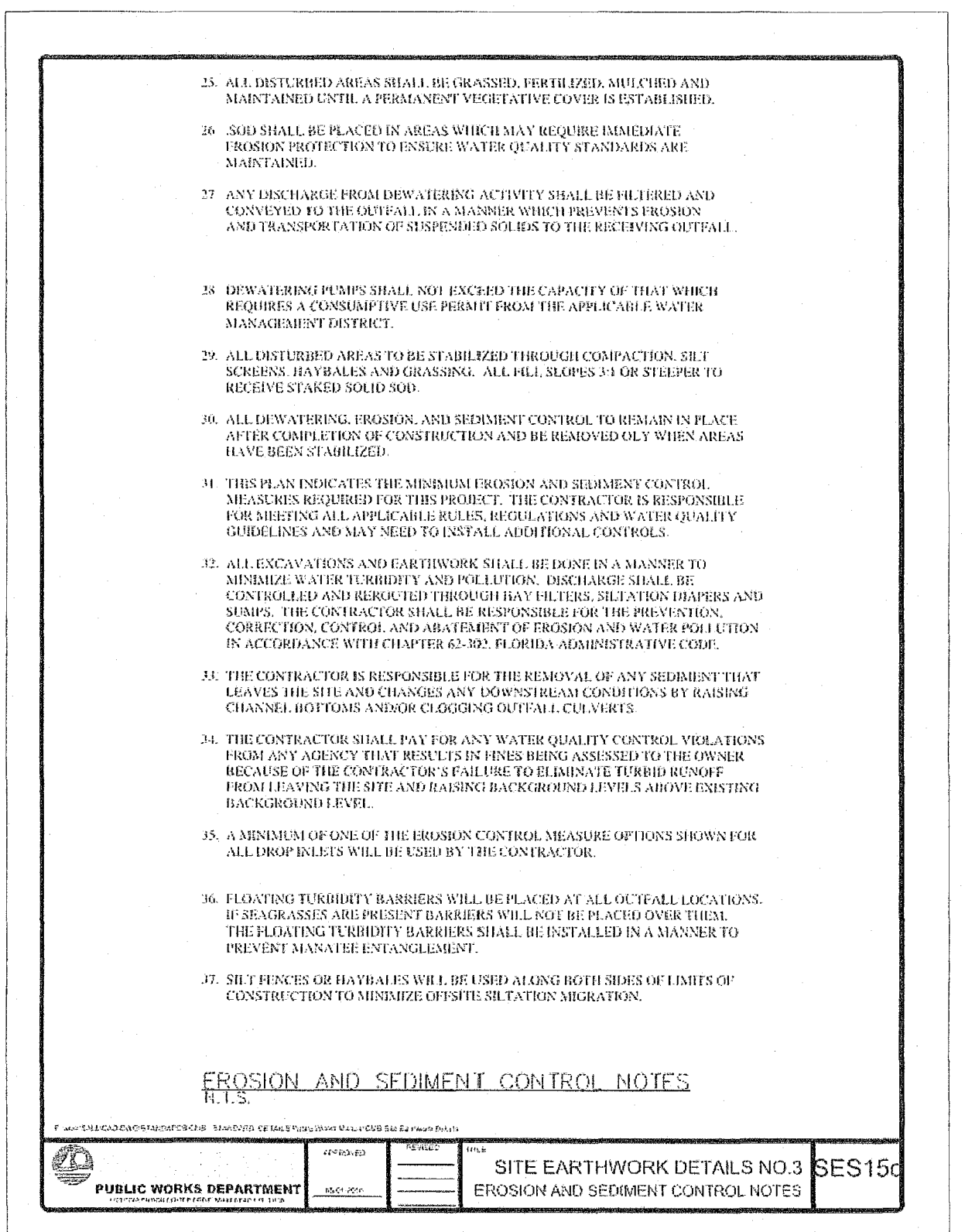
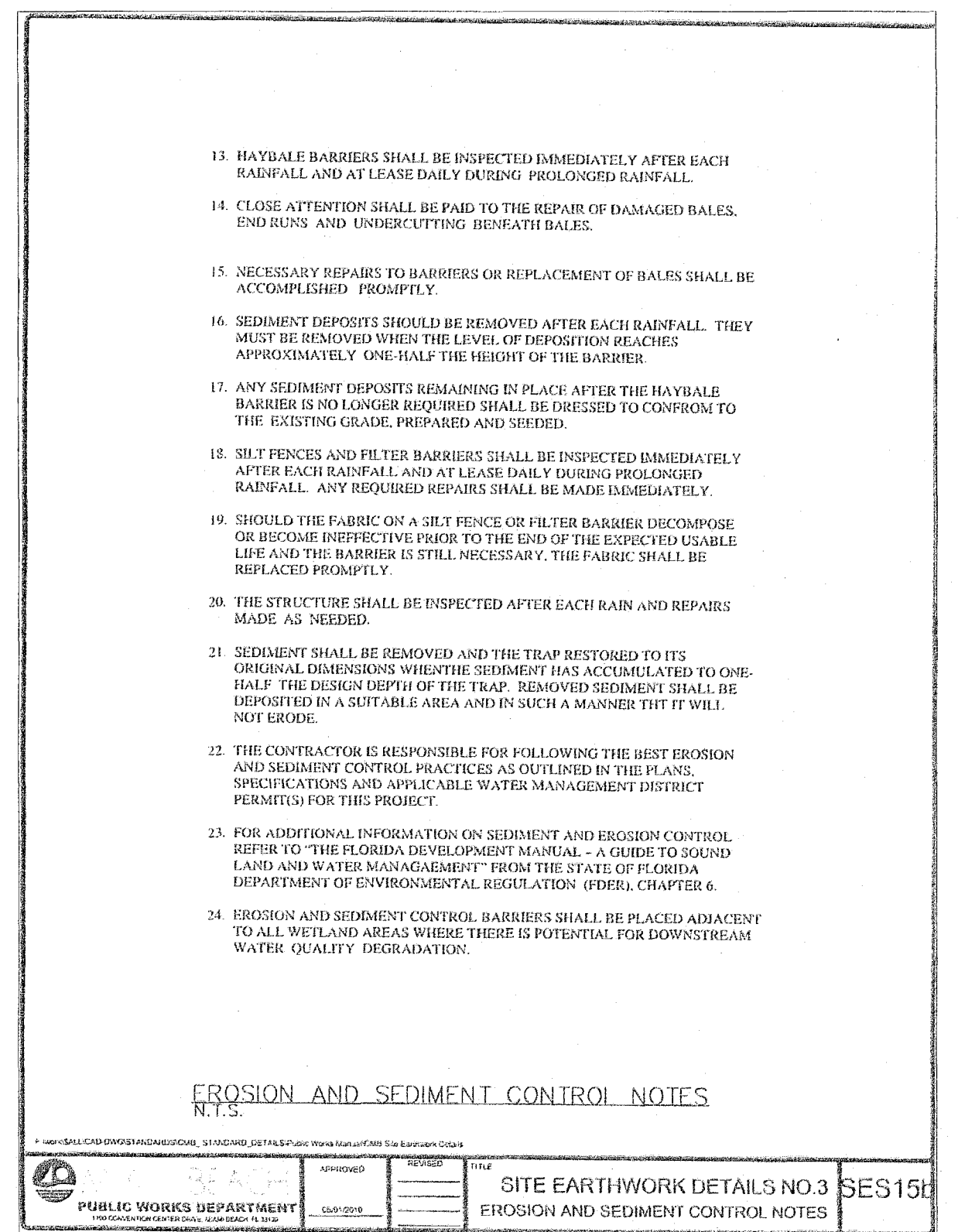
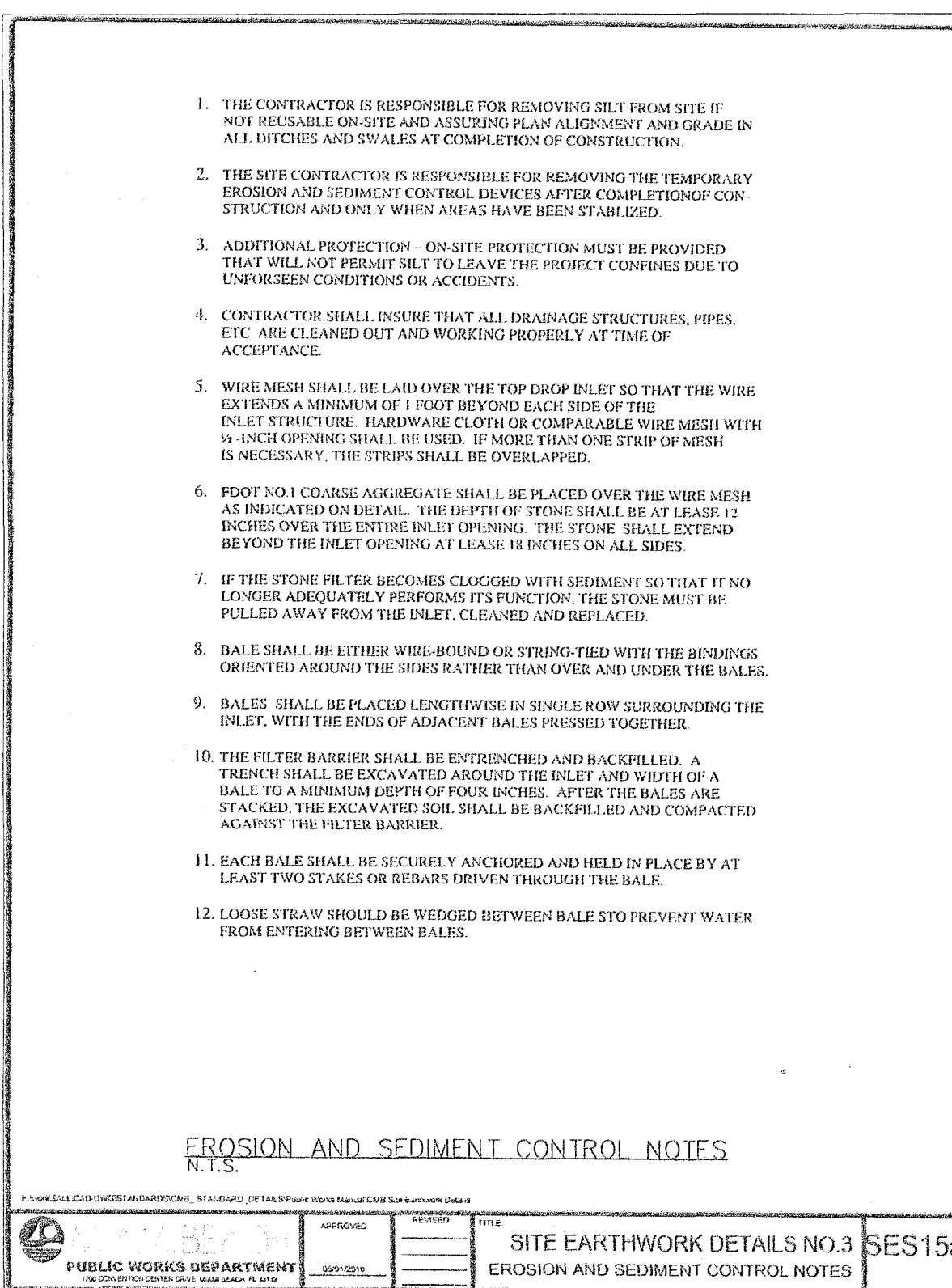
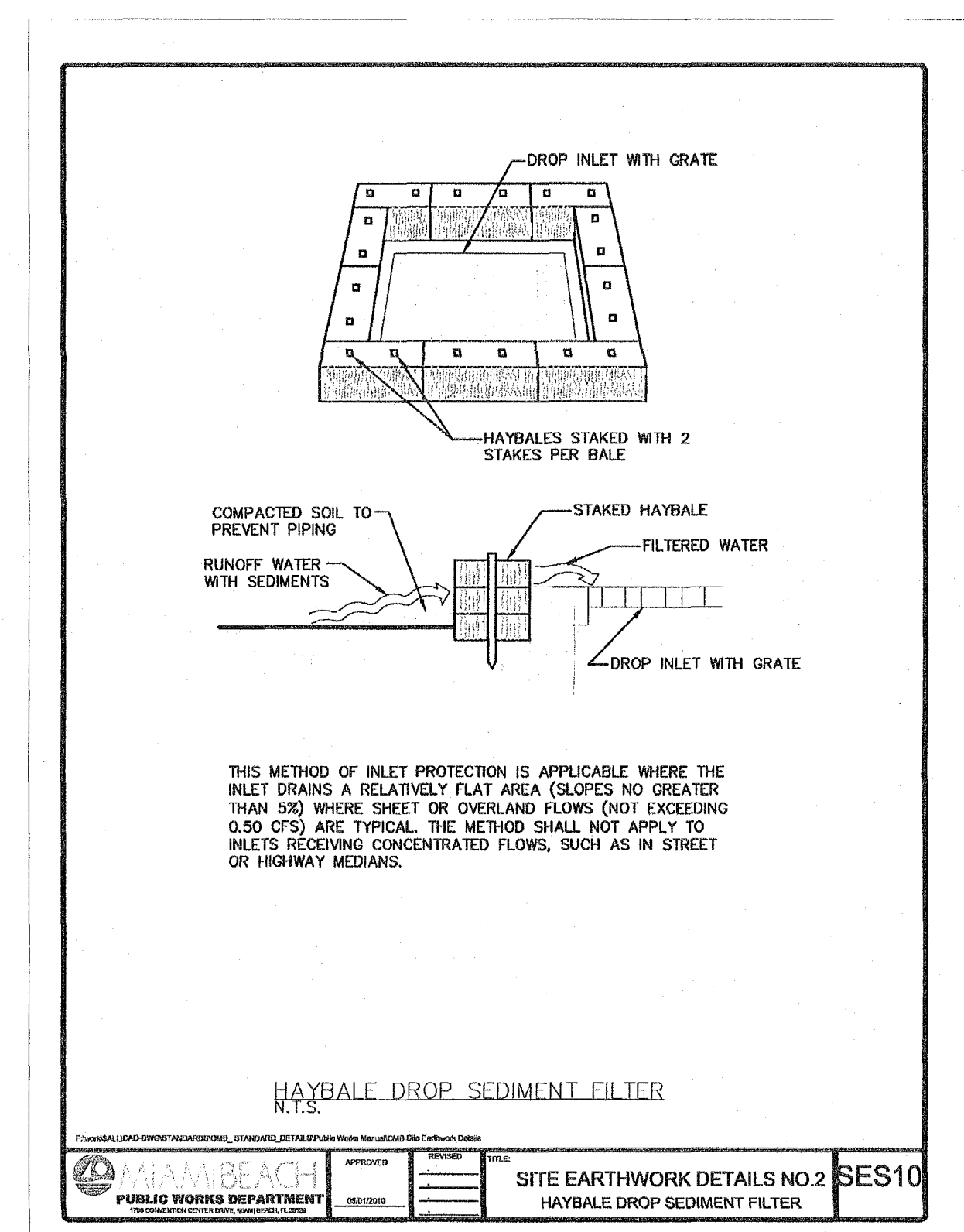
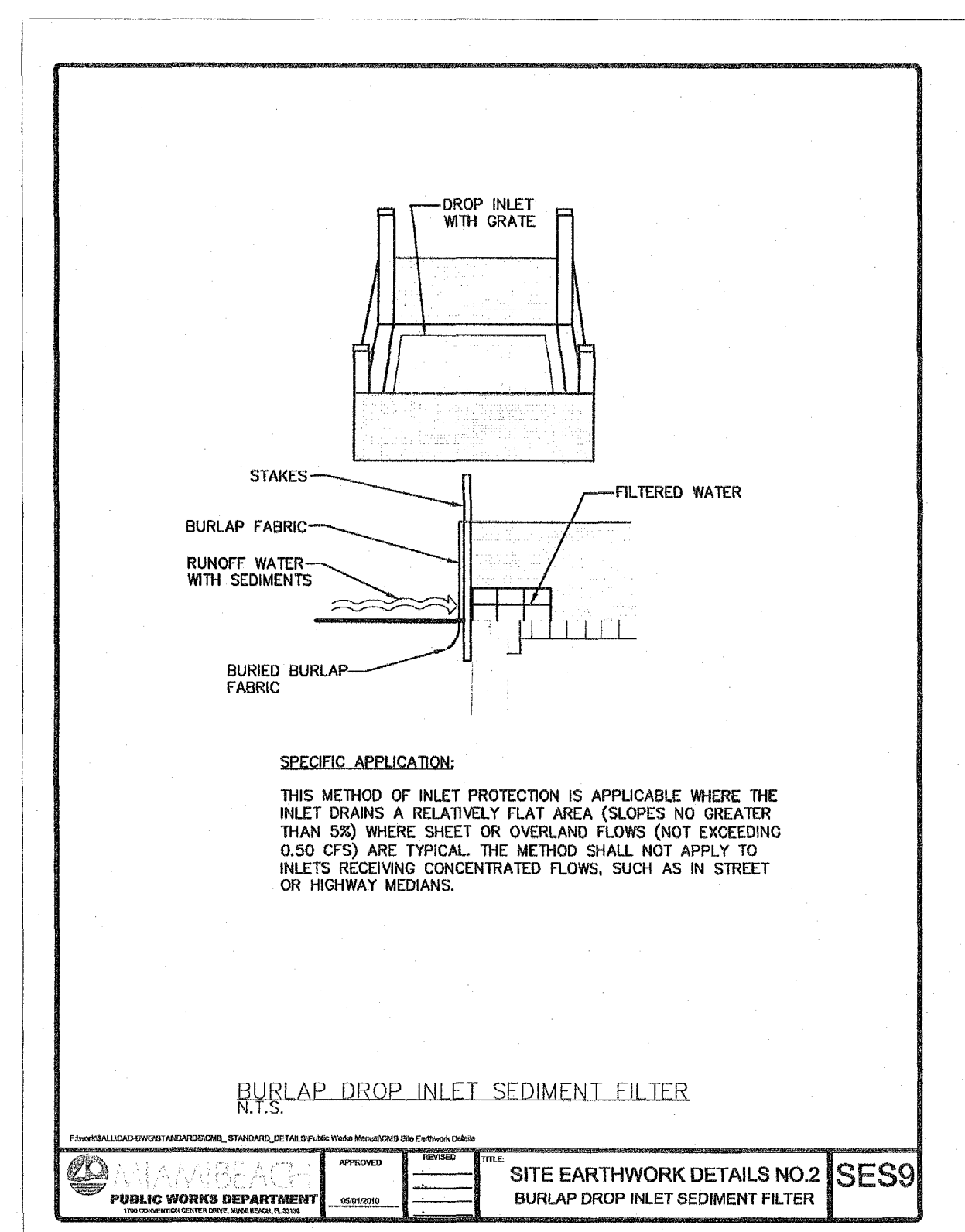
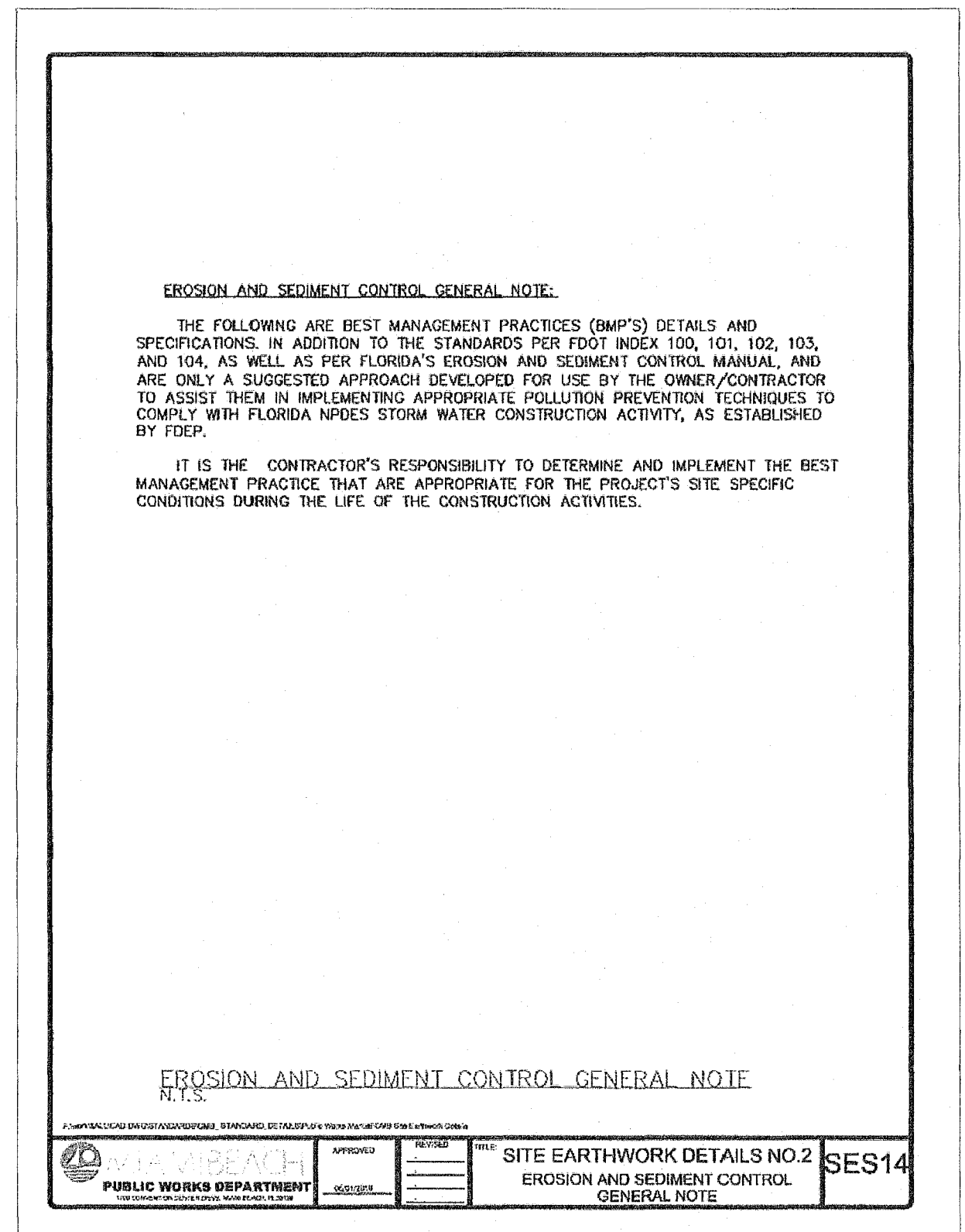
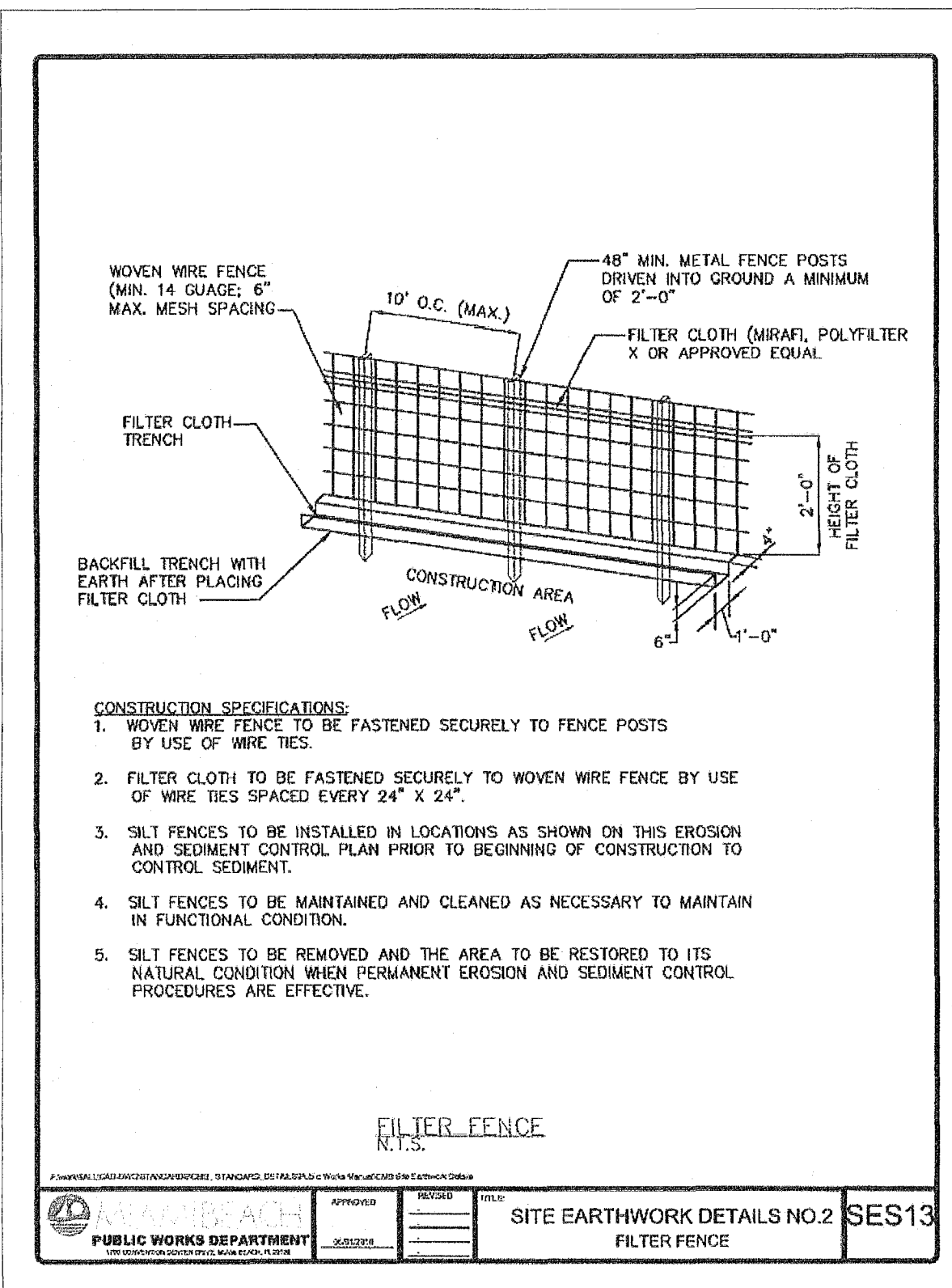
1. CONTRACTOR SHALL INSTALL GEOTEXTILE FABRIC IN EACH CATCH BASIN, FLOOR DRAIN OR TRENCH DRAINS IN THE EFFORTS TO PROTECT THE PROPOSED STORM WATER MANAGEMENT SYSTEM FROM DEBRIS AND SEDIMENTATION.
2. IN ACCORDANCE TO FDEP NPDES PERMIT REQUIREMENTS, EROSION CONTROL DEVICES SHALL BE INSPECTED DAILY AND REPLACED AS NEEDED.

[illegible]

INDEX: DIMINATION AND SION CONTROL PLAN

SHEET NO. _____

C400



PERMIT ISSUE

MTCT
PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review, Inspections & Consulting
REVIEWED FOR CODE COMPLIANCE

REVIEWER INITIALS

BUILDING
STRUCTURAL
MECHANICAL
ELECTRICAL

Sunshine 811.com

City of Miami Beach
City of Miami Beach
City of Miami Beach
City of Miami Beach

DEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
222 NE 24TH STREET, SUITE 400, MIAMI, FL 33137
PHONE: 781-363-0000 FAX: 781-363-0000
EMAIL: DEAN@DEANENGINEERING.COM

PERMUY
ARCHITECTURE
INTERIOR DESIGN
PLANNING

2717 Ponce de Leon Blvd.
Coral Gables, FL 33134
Phone : 305.200.5302
www.PermuyArchitecture.com

WALTER M. LUGO
LICENSE
NO. 61747
STATE OF FLORIDA
PROFESSIONAL ENGINEER

WALTER M. LUGO P.E.
FL P.E. 61747

THESE DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF PERMUY ARCHITECTURE, INTERIOR DESIGN AND PLANNING, INC. AND MAY NOT BE REPRODUCED EXCEPT WITH SPECIFICATION WRITTEN CONSENT OF THE ARCHITECT. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.

KIMPTON HOTEL
PALOMAR
SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139

FINVARB GROUP
1085 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

PROJECT NO. 1613
DATE: 2-17-17
SHEET INDEX: SEDIMENTATION AND EROSION CONTROL NOTES
SCALE:
SHEET NO.

C500

NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929):
DESIGN FLOOD ELEVATION (DFE): +9'-0" NGVD
PROPOSED TOS LOWEST FLOOR: +5'-0" NGVD
PROPOSED TOS TOP OF NEXT HIGHER FLOOR: +5'-2.5" NGVD
ADJUSTED GRADE ELEVATION: +6.6' NGVD
PROPOSED LOWEST ADJACENT GRADE NEXT TO BUILDING: +5'-0.5" NGVD
PROPOSED HIGHEST ADJACENT GRADE NEXT TO BUILDING: +6.93' NGVD
LOWEST ELEVATION OF MACHINERY OR EQUIPMENT SERVICING THE BUILDING: +9'-0" NGVD
CLASSIFICATION OF STRUCTURE FOR FLOOD-RESISTANT DESIGN AND CONSTRUCTION PER ASCE/SEI 24-05 TABLE 1-1 CATEGORY II.
FIRM MAP: 12086C0317L
ELEVATOR REQUIREMENTS (7-10) (SEE FEMA TECHNICAL BULLETIN 4)

PERMUY

ARCHITECTURE
INTERIOR DESIGN
PLANNING

2717 Ponce de Leon Blvd
Coral Gables, FL 33134
Phone : 305.200.5302
www.PermuyArchitecture.com

1.22.18

STATE OF FLORIDA
FIELD MUM ARCHITECT
REGISTRATION #A05004953

THESE DESIGNS AND DRAWINGS ARE THE
COPYRIGHTED PROPERTY OF PERMUY
ARCHITECTURE, INTERIOR DESIGN AND
PLANNING, INC. AND MAY NOT BE REPRODUCED
OR COPIED WITHOUT SPECIFIC WRITTEN
CONSENT OF THE ARCHITECT. THE
CONTRACTOR MUST CHECK AND VERIFY ALL
DIMENSIONS OF THE JOB. IT IS THE RESPONSIBILITY
FOR SAME. REPORTING ANY DISCREPANCIES TO
THE ARCHITECT BEFORE COMMENCING WORK.
DRAWINGS ARE NOT TO BE SCALED

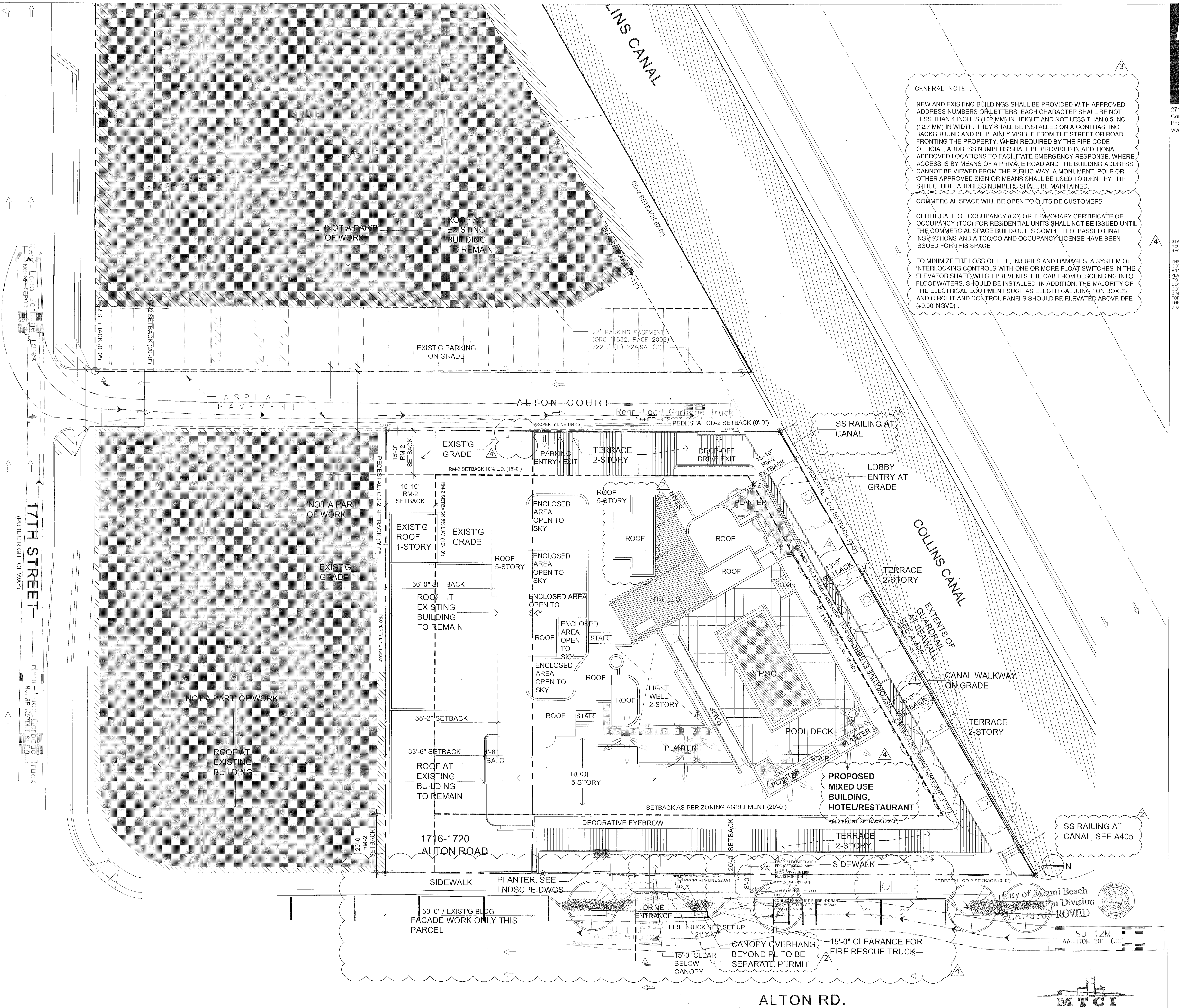
GENERAL NOTE :

NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS NUMBERS ON LETTERS. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES (102 MM) IN HEIGHT AND NOT LESS THAN 0.5 INCH (12.7 MM) IN WIDTH. THEY SHALL BE INSTALLED ON A CONTRASTING BACKGROUND AND BE PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHEN REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE, WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY. A MONUMENT, POLE OR OTHER APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED.

COMMERCIAL SPACE WILL BE OPEN TO OUTSIDE CUSTOMERS

CERTIFICATE OF OCCUPANCY (CO) OR TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) FOR RESIDENTIAL UNITS SHALL NOT BE ISSUED UNTIL THE COMMERCIAL SPACE BUILD-OUT IS COMPLETED, PASSED FINAL INSPECTIONS AND A TCO/CO AND OCCUPANCY LICENSE HAVE BEEN ISSUED FOR THIS SPACE

TO MINIMIZE THE LOSS OF LIFE, INJURIES AND DAMAGES, A SYSTEM OF INTERLOCKING CONTROLS WITH ONE OR MORE FLOAT SWITCHES IN THE ELEVATOR SHAFT, WHICH PREVENTS THE CAB FROM DESCENDING INTO FLOODWATERS, SHOULD BE INSTALLED. IN ADDITION, THE MAJORITY OF THE ELECTRICAL EQUIPMENT SUCH AS ELECTRICAL JUNCTION BOXES AND CIRCUIT AND CONTROL PANELS SHOULD BE ELEVATED ABOVE DFE (+9.00' NGVD).



KIMPTON HOTEL
PALOMAR
SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139

FINVARB GROUP
1065 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

No.	DESCRIPTION	DATE
1	PERMIT SET	02.28.17
2	DERM CHMTS	04.13.17
3	REV. 2	05.31.17
4	REV. 3	08.01.17
5	REV. 4	11.22.17

PROJECT NO.
1613

DATE:
02.28.17

SHEET INDEX:

SCALE:
As Noted

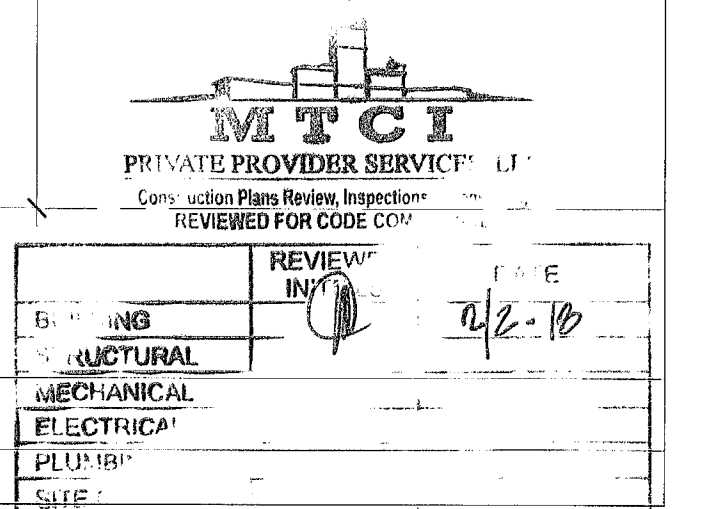
SHEET NO.

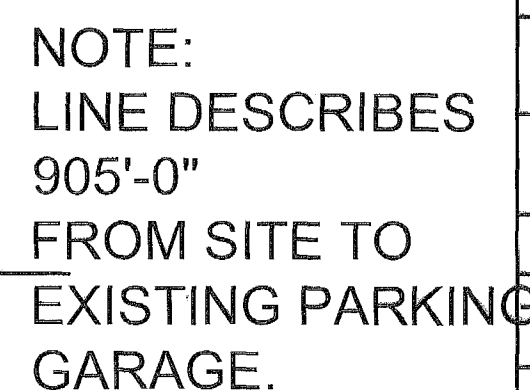
A-002

A2

SITE PLAN

SCALE: 1/16" = 1'-0"





Scale: N.T.S.

AREA CALCULATIONS (SF)

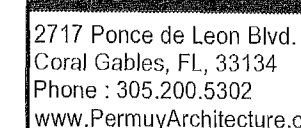
--	--	--

.....

FBC 1620.2 RISK CATEGORY
MIAMI-DADE COUNTY
RISK CATEGORY I: BUILDING AND STRUCTURES: 165 MPH

MAX AREA OF EXT WALL OPENINGS TABLE 705.8 BLDG IS FULLY SPRINKLERED

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



222-183
Helm-Helm

STATE OF FLORIDA
HELIO MILIAN ARCHITECT
REGISTRATION #AR0004953

THESE DESIGNS AND DRAWINGS ARE THE
COPYRIGHTED PROPERTY OF PERMY
ARCHITECTURE, INC. IN ERROR DESIGN AND
PLANNING, INC. AND MAY NOT BE REPRODUCED
EXCEPT WITH SPECIFICATION WRITTEN
CONSENT OF THE ARCHITECT. THE
CONTRACTOR MUST CHECK AND VERIFY ALL
DIMENSIONS OF THE JOB AND BE RESPONSIBLE
FOR SAME, REPORTING ANY DISCREPANCIES TO
THE ARCHITECT BEFORE COMMENCING WORK.
DRAWINGS ARE NOT TO BE SCALE

KIMPTON HOTEL
PALOMAR

FINVARB GROUP

065 Kane Concourse, Suite 201 Bay Harbor Island, FL 33154

No.	DESCRIPTION	DATE
	PERMIT SET	02.28.17
2	REV. 2	04.28.17
4	REV. 4	11.22.17

	REVIEWER INITIALS
BUILDING	
STRUCTURAL	
MECHANICAL	
ELECTRICAL	
PLUMBING	
SITE CIVIL	

PROJECT NO. 1613

02.28.

ZONING DATA

SCALE: As Note

SHEET NO. _____

A-003

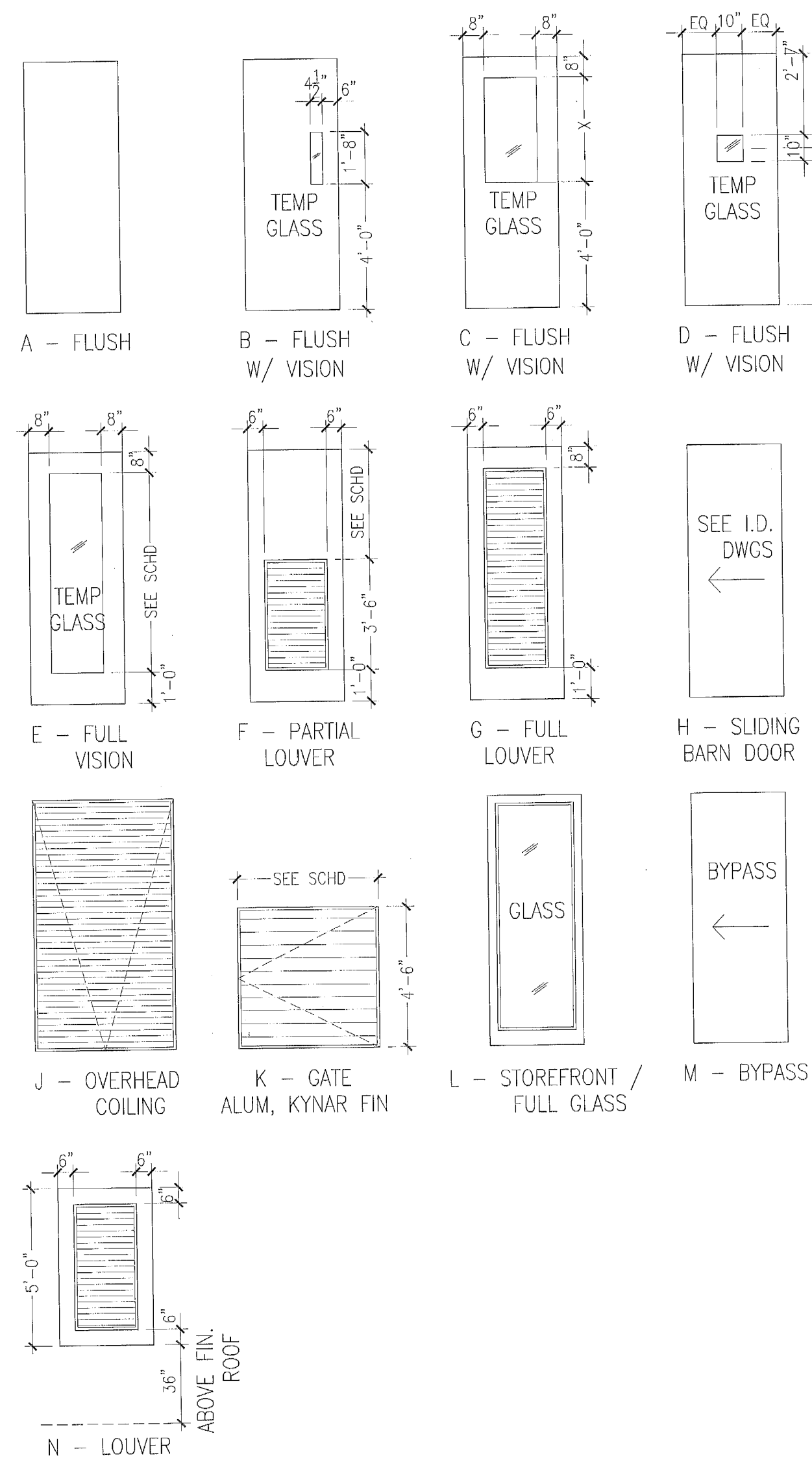
2

TYPE	LOCATION	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	LAMPS	INPUT WATTS	MOUNTING	FINISH	REMARKS
1ST FLOOR										
F101	STAIR 1 & 2	EMERG STAIR LIGHTING	METALUX	4SWLED-LD4-72HL-LW-UNV-L835-CD2-SVPD2-U	120-277	3500K LED	69	SURFACE	WHITE	
F102	EXIT CORRIDOR	EGRESS LIGHTING	METALUX	4WSNLED-LD4-44SL-F-UNV-L835-CD1-U	120-277	3500K LED	44	SURFACE	WHITE	
F103	ENTRY DRIVE	EXT. RECESSED LINEAR COVE	SELF ELECTRONICS	CROWN-70-30K-110-S-S	120-277	3000K LED	10W PER FOOT	COVE	SILVER	
F104	MECH ROOMS	INT. MECH ROOMS	METALUX	4VT2-LD4-6-DR-UNV-L835-CD1-W-L-U	120-277	3500K LED	57.3	SURFACE	WHITE	
F105	HOTEL OFFICE	INT. OFFICE	METALUX	4WSL-LD2-40-SRS-UNV-L835-CD1-U	120-277	3500K LED	35.1	SURFACE	WHITE	
F106	ELEV LOBBY	SCONCE, SEE I.D. DWGS								
F107	LINEAR	SEE I.D. DWGS								
F110	LOBBY	SEE I.D. DWGS								
2ND FLOOR										
F201	STAIR 1 & 2	EMERG STAIR LIGHTING	METALUX	4SWLED-LD4-72HL-LW-UNV-L835-CD2-SVPD2-U	120-277	3500K LED	69	SURFACE	WHITE	
F202	PARKING GARAGE	CODE MIN. LIGHTING	MCGRAW EDISON	TT-C2-LED-E1-WQ-8030	120-277	3000K LED	34	SURFACE	WHITE	
F203	ELEV LOBBY	LINEAR SURFACE	CORELITE	QS-RZL-W-B-3-L-30-1-D-UNV-AC48-XX-4-STD-W	120-277	3000K LED	50	PENDANT	WHITE	
F204	GYM	LINEAR SURFACE	CORELITE	QS-J2-WL-3L30-1D-UNV-AC48-XX-4-STD	120-277	3000K LED	50	PENDANT	WHITE	
F205	EMPLOYEE LOUNGE	LINEAR SURFACE	METALUX	4WSNLED-LD4-44SL-F-UNV-L835-CD1-U	120-277	3500K LED	44	SURFACE	WHITE	
F206	BATHROOM	SURFACE	METALUX	2WSNLED-LD4-28SL-F-UNV-L835-CD1-U	120-277	3500K LED	31	SURFACE	WHITE	
F207	STORAGE/LOCKER	SURFACE	METALUX	2WSNLED-LD4-28SL-F-UNV-L835-CD1-U	120-277	3500K LED	31	SURFACE	WHITE	
HOTEL FLOORS 3RD-5TH LEVELS										
F301	STAIR 1 & 2 / HSKP	EMERG STAIR LIGHTING	METALUX	4SWLED-LD4-72HL-LW-UNV-L835-CD2-SVPD2-U	120-277	3500K LED	69	SURFACE	WHITE	
F302	ELEV LOBBY	RECESSED LINEAR COVE	SELF ELECTRONICS	CREST-XX-30K-110-S-S	120	3000K LED	5	COVE	SILVER	
F303	CORRIDOR	SURFACE MOUNTED	HALO	ML4D09NFL930ETIR50WFL55 TL4S2GMWBB HS4S	120-277	3000K LED	12	RECESSED	WHITE FLANGE WITH BLACK TRIM	
F304	VESTIBULES	SURFACE MOUNTED	HALO	ML4D09NFL930ETIR50WFL55 TL4S2GMWBB HS4S	120-277	3000K LED	12	RECESSED	WHITE FLANGE WITH BLACK TRIM	
F305	HOTEL RM ENTRY	PENDANT LIGHTING, SEE I.D. DWGS	HALO	ML4D09NFL930ETIR50WFL55 TL4S2GMWBB HS4S	120-277	3000K LED	12	RECESSED	WHITE FLANGE WITH BLACK TRIM	
F306	BATH SCONCE	SEE I.D. DWGS	HALO	ML4D09NFL930ETIR50WFL55 TL4S2GMWBB HS4S	120-277	3000K LED	12	RECESSED	WHITE FLANGE WITH BLACK TRIM	
F307	BATH CLNG LIGHT	SEE I.D. DWGS	HALO	ML4D09NFL930ETIR50WFL55 TL4S2GMWBB HS4S	120-277	3000K LED	12	RECESSED	WHITE FLANGE WITH BLACK TRIM	
F308	EXT TERRACE	WALL UPLIGHT	CSL	LWD3-30-GWT-4-DIM	120-277	3000K LED	24	WALL SURFACE	WHITE	
ROOF / POOL DECK										
F601	STAIR 1 & 2 / HSKP	EMERG STAIR LIGHTING	METALUX	4SWLED-LD4-72HL-LW-UNV-L835-CD2-SVPD2-U	120-277	3500K LED	69	SURFACE	WHITE	
F602	ELEC. ROOM	CODE MIN. LIGHTING	METALUX	4VT2-LD4-6-DR-UNV-L835-CD1-W-L-U	120-277	3500K LED	57.3	SURFACE	WHITE	
F603	ELEV. LOBBY	SURFACE	HALO	ML4D09NFL930ETIR50WFL55 TL4S2GMWBB HS4S	120-277	3000K LED	12	RECESSED	WHITE FLANGE WITH BLACK TRIM	
F604	WC LAV'S EXTERIOR	PENDANT EXT.	CSL	SLP3-30-WT-4	120-277	3000K LED	24	PENDANT	WHITE	
F605	WC TOILETS EXTERIOR	SURFACE EXT.	HALO	ML4D09NFL930ETIR50WFL55 TL4S2GMWBB HS4S	120-277	3000K LED	12	RECESSED	WHITE FLANGE WITH BLACK TRIM	
F606	EXT. STEP LIGHTS	SEE I.D. DWGS	LUCIFER LIGHTING	ISL-2-ALED-3K-W-L UB8-SL-2	120-277	3000K LED	4.7	RECESSED	WHITE	
F607	EXT. LINEAR, AT BAR & LAV'S	SEE I.D. DWGS								
F608	EXT. WALL SCONCE	SEE I.D. DWGS								
F609	EXT. DOWNLIGHT	SEE I.D. DWGS								
F610	INT. SCONCE @ ELEV. LOBBY	SEE I.D. DWGS								
F611	EXT. LINEAR AT EYEBROW	SURFACE								

BUILDING	REVIEWED
STRUCTURAL	gna
MECHANICAL	
ELECTRICAL	
PLUMBING	
SITE CIVIL	

DOOR SCHEDULE - 1ST LEVEL													
DOOR										FRAME - SEE A-803			
DOOR #	FROM	TO	TYPE	MATERIAL	SIZE			FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD	REMARKS
	ROOM NAME	ROOM NAME			PANEL WIDTH	HEIGHT	THICKNESS						
101	STAIR 1	ELEV LOBBY	B	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			7
102	EXIT CORRIDOR	SIDEWALK	B	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			7
103	LOBBY	DROP OFF	L	AL/GL	6'-0"	8'-0"			AL/GL				3, 6, 9
104	ELEV LOBBY	ENTRY DRIVE	L	AL/GL	3'-0"	8'-0"			AL/GL				3, 6, 9
105	TRASH ROOM	ENTRY DRIVE	J	SS	5'-0"	8'-0"	1-3/4"	B	2 HOUR	SS			7
106	LINEN ROOM	ENTRY DRIVE	J	SS	5'-0"	8'-0"	1-3/4"	B	2 HOUR	SS			7
107	FIRE PUMP	ENTRY DRIVE	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			7
108	DOM WATER RM	ENTRY DRIVE	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			7
109	LOBBY	CANAL WALK	L	AL/GL	3'-0"	8'-0"			AL/GL				3, 6, 9
110	RESTAURANT	CANAL WALK	L	AL/GL	3'-0"	8'-0"			AL/GL				3, 6, 9
111	RESTAURANT	CANAL WALK	L	AL/GL	3'-0"	8'-0"			AL/GL				3, 6, 9
112	RESTAURANT	CANAL WALK	L	AL/GL	3'-0"	8'-0"			AL/GL				3, 6, 9
113	ENTRY DRIVE	WINDOW DISPLAY	A	HM	3'-0"	7'-0"	1-3/4"		HM				7
114	ENTRY DRIVE	WINDOW DISPLAY	A	HM	3'-0"	7'-0"	1-3/4"		HM				7
115	HOTEL ADMIN	SIDEWALK	L	AL/GL	3'-0"	8'-0"			AL/GL				3, 6, 9
116	RESTAURANT	ENTRY DRIVE	L	AL/GL	3'-0"	8'-0"			AL/GL				3, 6, 9
117	RESTAURANT	ENTRY DRIVE	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			7
118	ELEC RM	ENTRY DRIVE	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			7, 20
119	BAGGAGE RM	ENTRY DRIVE	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			7, 20
120	FRONT OFFICE	ENTRY DRIVE	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			7, 20
121	DESK	FRONT OFFICE	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			1, 20
122	DESK	BAGGAGE RM	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			1
123	MDF CLOSET	BAGGAGE RM	M	WD	5'-4"	7'-0"	1-3/4"	B	2 HOUR	WD			1
124	MDF CLOSET	BAGGAGE RM	M	WD	5'-4"	7'-0"	1-3/4"			WD			1
125	TOILET	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD			1
126	TOILET	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD			1
127	TOILET	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD			1
128	TOILET	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD			1
129	TOILET	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD			1
130	JANITOR CL	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD			1
131	OFFICE 3	HOTEL ADMIN	A	WD	3'-0"	7'-0"	1-3/4"			WD			
132	OFFICE 2	HOTEL ADMIN	A	WD	3'-0"	7'-0"	1-3/4"			WD			
133	OFFICE 1	HOTEL ADMIN	A	WD	3'-0"	7'-0"	1-3/4"			WD			

DOOR TYPE ELEVATIONS



DOOR CLASSIFICATION

FIRE DOOR LEGEND
 4 HOUR WALL - 4 HOUR DOOR - A LABEL
 3 HOUR WALL - 3 HOUR DOOR - A LABEL
 2 HOUR WALL - 1-1/2 HOUR DOOR - B LABEL
 1 HOUR WALL - 45 MINUTE DOOR - C LABEL
 1/2 HOUR WALL - 20 MINUTE DOOR - C LABEL

MATERIAL LEGEND

AL ALUMINIUM
 AL/GL ALUMINIUM W/ GLASS
 GL GLASS
 HM HOLLOW METAL
 WD WOOD SOLID CORE
 WD/GL WOOD W/ GLASS
 STL STEEL
 SS STAINLESS STEEL

DOOR NOTES

NOTE 1	FOR HEAD, JAMB & THRESHOLD DETAILS REFER TO SHEET A803
NOTE 2	ALL DOORS NOT TO EXCEED A MAX UNDERCUT OF 3/4" TO CONC SLAB, OR LESS FOR APPLIED FINISH PER NFPA 80 TABLE 1-11.4 COORDINATE CLEARANCE OF UNDERCUT WITH FLOOR FINISH SPECIFIED ON I.D. DWGS
NOTE 3	CARD READERS AT FIRE RATED DOORS TO BE FIRE RATED
NOTE 4	ALL FIRE RATED DOORS TO HAVE FIRE RATED HARDWARE
NOTE 5	DOORS EXITING INTO STAIRWELLS SHALL NOT HAVE LOCKING DEVICES
NOTE 6	INSULATED COREFILL AT ALL HM DOORS PER FBC 13-403.1 (SEE SPECS)
NOTE 7	REFER TO F.F.P.C. 7.2.1.6 SELF CLOSING DEVICES
NOTE 8	ALL DOORS SERVING MORE THAN 100 PEOPLE SHALL HAVE PANIC HARDWARE
NOTE 9	ALL FIRE RATED DOORS TO HAVE SELF CLOSING AND LATCHING HARDWARE
NOTE 10	ALL FIRE RATED DOUBLE LEAF DOORS WITH ASTRAGALS SHALL HAVE DOOR COORDINATORS TO ENSURE PROPER OPERATION
NOTE 11	ALL EXIT DOORS SHALL BE SINGLE MOTION RELEASE AND REOPERABLE IN THE DIRECTION OF EGRESS WITHOUT ANY SPECIAL KNOWLEDGE, KEY OR TOOL

ADA ACCESSIBLE DOOR NOTES

DOOR HARDWARE: HANDLES, LATCHES, PULLS, LOCKS AND OTHER OPERATING DEVICES MUST HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE, LEVER OPERATED MECHANISM AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS, HARDWARE REQUIRED FOR PASSAGE MUST BE MOUNTED NO HIGHER THAN 48" AFF.

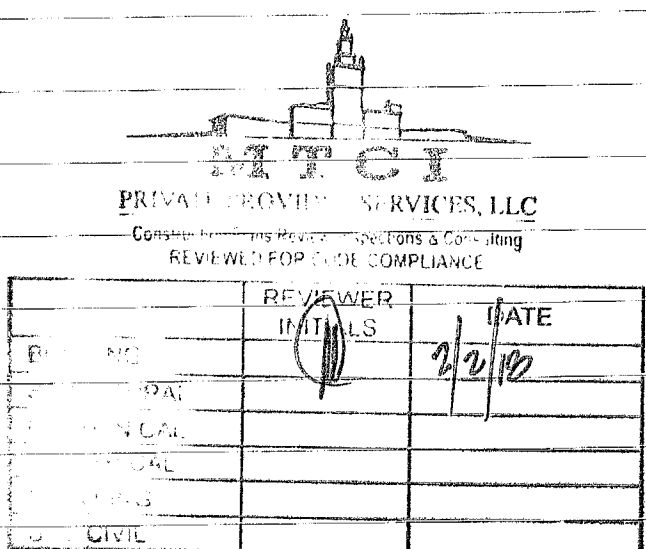
DOOR CLOSERS: IF A DOOR HAS A CLOSER THEN THE SWEEP PERIOD OF THE CLOSER MUST BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED FROM THE LEADING EDGE OF THE DOOR.

DOOR OPENING FORCE: THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR MUST BE AS FOLLOWS:
 EXTERIOR HINGED DOORS - ADAAG PROVIDED NO REQUIREMENTS AT THIS TIME
 INTERIOR HINGED DOORS - 5 LBF
 SLIDING OR FOLDING DOORS - 5 LBF

DOOR NOTES: ANY WALK THROUGH OPENING TO BE 32" CLEAR WIDTH
 ANY DOUBLE DOOR TO HAVE AT LEAST ONE LEAF 36" WIDE
 PUSH LOCKS SHALL BE USED

DOOR SCHEDULE REMARKS CODE

1	SEE INTERIOR DESIGN DOCUMENTS
2	FF&E SPECIALITY DOOR, SEE I.D. DOCS
3	DOOR AND FRAME PROVIDED BY STOREFRONT / WINDOW WALL MANUFACTURER
4	CONCEALED OVERHEAD DOOR CLOSER
5	DESIGNED TO RESIST A 4" DIA OBJECT THROUGHOUT
6	SELF CLOSING DEVICE
7	OVERHEAD DOOR CLOSER
8	MAGNETIC HOLD OPEN DEVICE
9	PANIC HARDWARE
10	FUSIBLE LINK
11	TEMPERED GLASS PANEL
12	WIRED GLASS - INSTALL WIRE IN HORIZ. & VERT. POSITIONS
13	GATE LATCH TO BE MOUNTED AT 54" AFF MIN.
14	DOUBLE ACTING
15	MOTORIZED
16	ACOUSTIC SEALS FOR HEAD, JAMBS AND THRESHOLD
17	AUTOMATIC LOCKING DEVICE CONNECTED TO FIRE ALARM SYSTEM
18	CARD KEY - ELECTRONIC LOCKING
19	ELECTRONIC RELEASE HARDWARE
20	180 DEGREE SWING
21	OFFSET HINGES
22	CATEGORY II SAFETY GLASS CAPABLE OF WITHSTANDING A 400 LB IMPACT TEST
23	DOOR AND FRAME TO MEET WIND LOADS AS DEFINED BY STRUCT DWGS
24	DOOR TO HAVE ADJUSTABLE SWEEP AND MAX 3/4" UNDERCUT
25	FIRE RATED GLASS
26	EMERGENCY BREAKAWAY CAPABILITY
27	DOOR PROTECTED BY REMOVABLE PANEL SYSTEM MEETING WIND LOADS AS DEFINED BY STRUCT DWGS
28	2 (3'-0" X 7'-0") INTERCONNECTING DOORS (ONE PANEL EACH SIDE)
29	WITH 1/8" LAMINATED GLASS
30	WIDTH TO BE 32" MIN. CLEAR IN OPEN POSITION
31	
32	
33	
34	
35	



F.F.P.C. (NFPA 101) 7.2.1.6.2

ACCESS CONTROLLED EGRESS DOOR ASSEMBLIES (CARD KEY)

DOOR ASSEMBLIES IN THE MEANS OF EGRESS SHALL BE PERMITTED TO BE EQUIPPED WITH AN APPROVED ENTRANCE AND EGRESS ACCESS CONTROL SYSTEM, PROVIDED THAT ALL THE FOLLOWING CRITERIA ARE MET:

- 7.2.1.6.2* Access-Controlled Egress Door Assemblies. Where permitted in Chapters 11 through 43, door assemblies in the means of egress shall be permitted to be equipped with electrical lock hardware that prevents egress, provided that all of the following criteria are met:
- (1) A sensor shall be provided on the egress side, arranged to unlock the door leaf in the direction of egress upon detection of an approaching occupant.
 - (2) Door leaves shall automatically unlock in the direction of egress upon loss of power to the sensor or to the part of the access control system that locks the door leaves.
 - (3) Door locks shall be arranged to unlock in the direction of egress from a manual release device complying with all of the following criteria:
 (a) The manual release device shall be located on the egress side, 40 in. to 48 in. (1015 mm to 1220 mm) vertically above the floor, and within 60 in. (1525 mm) of the secured door openings.
 (b) The manual release device shall be readily accessible and clearly identified by a sign that reads as follows: PUSH TO EXIT.
 (c) When operated, the manual release device shall result in direct interruption of power to the lock, independent of the locking system electronics, and the lock shall remain unlocked for not less than 30 seconds.
 - (4) Activation of the building fire-protective signaling system, if provided, shall automatically unlock the door leaves in the direction of egress, and the door leaves shall remain unlocked until the fire-protective signaling system has been manually reset.
 - (5) The activation of manual fire alarm boxes that activate the building fire-protective signaling system specified in 7.2.1.6.2(4) shall not be required to unlock the door leaves.
 - (6) Activation of the building automatic sprinkler or fire detection system, if provided, shall automatically unlock the door leaves in the direction of egress, and the door leaves shall remain unlocked until the fire-protective signaling system has been manually reset.
 - (7) The egress side of access-controlled egress doors, other than existing access-controlled egress doors, shall be provided with emergency lighting in accordance with Section 7.9.

PERMUY

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

2717 Ponce de Leon Blvd.
 Coral Gables, FL 33134
 Phone : 305.200.5302
 www.PermuyArchitecture.com

STATE OF FLORIDA
 HELD OUTLAW ARCHITECT
 REGISTRATION NO. 00000000

THESE DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF PERMUY ARCHITECTURE INTERIOR DESIGN AND PLANNING, INC. AND MAY NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.

KIMPTON HOTEL
PALOMAR
 SOUTH BEACH
 1750 Alton Road, Miami Beach, FL 33139

FINVARG GROUP

1005 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

No.	DESCRIPTION	DATE
1	PERMIT SET	02.28.17
2	REV 4.	11.22.17

PROJECT NO. 1613

DATE: 02.28.17

SHEET NO.:

SCALE: As Noted

SHEET NO.:

A-006

DOOR										FRAME - SEE A-803				REMARKS	
DOOR #	FROM	TO	TYPE	MATERIAL	SIZE			LABEL	FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD		
						PANEL WIDTH	HEIGHT								THICKNESS
	ROOM NAME	ROOM NAME													
101	STAIR 1	ELEV LOBBY	B	HM		3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			7	
102	EXIT CORRIDOR	SIDEWALK	B	HM		3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			7	
103	LOBBY	DROP OFF	L	AL/GL		6'-0"	8'-0"				AL/GL			3, 6, 9	
104	ELEV LOBBY	ENTRY DRIVE	L	AL/GL		3'-0"	8'-0"				AL/GL			3, 6, 9	
105	TRASH ROOM	ENTRY DRIVE	J	SS		5'-0"	8'-0"	1-3/4"	B	2 HOUR	SS			7	
106	LINEN ROOM	ENTRY DRIVE	J	SS		5'-0"	8'-0"	1-3/4"	B	2 HOUR	SS			7	
107	FIRE/WATER PUMP	ENTRY DRIVE	A	HM		6'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			7	
108	NOT USED														
109	LOBBY	CANAL WALK	L	AL/GL		3'-0"	8'-0"				AL/GL			3, 6, 9	
110	RESTAURANT	CANAL WALK	L	AL/GL		3'-0"	8'-0"				AL/GL			3, 6, 9	
111	RESTAURANT	CANAL WALK	L	AL/GL		3'-0"	8'-0"				AL/GL			3, 6, 9	
112	RESTAURANT	CANAL WALK	L	AL/GL		3'-0"	8'-0"				AL/GL			3, 6, 9	
113	ENTRY DRIVE	WINDOW DISPLAY	A	HM		3'-0"	7'-0"	1-3/4"			HM			7	
114	ENTRY DRIVE	WINDOW DISPLAY	A	HM		3'-0"	7'-0"	1-3/4"			HM			7	
115	HOTEL ADMIN	SIDEWALK	L	AL/GL		3'-0"	8'-0"				AL/GL			3, 6, 9	
116	RESTAURANT	ENTRY DRIVE	L	AL/GL		3'-0"	8'-0"				AL/GL			3, 6, 9	
117	RESTAURANT	ENTRY DRIVE	A	HM		3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			7	
118	ELEC RM	ENTRY DRIVE	A	HM		3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			7	
119	MDF RM	ENTRY DRIVE	A	HM		3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			7	
120	BAGGAGE OFFICE	ENTRY DRIVE	A	HM		3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			7	
121	FRONT OFFICE	ENTRY DRIVE	A	HM		3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			7	
122	FRONT OFFICE	BOH HALL	A	WD		3'-0"	7'-0"	1-3/4"			WD			7	
123	BOH HALL	BAGGAGE RM	A	WD		3'-0"	7'-0"	1-3/4"			WD			7	
124	JAN	WC VEST	A	WD		3'-0"	7'-0"	1-3/4"			WD			1, 7	
125	TOILET	WC CORRIDOR	A	WD		3'-0"	7'-0"	1-3/4"			WD			1	
126	TOILET	WC CORRIDOR	A	WD		3'-0"	7'-0"	1-3/4"			WD			1	
127	TOILET	WC CORRIDOR	A	WD		3'-0"	7'-0"	1-3/4"			WD			1	
128	TOILET	WC CORRIDOR	A	WD		3'-0"	7'-0"	1-3/4"			WD			1	
129	TOILET	WC CORRIDOR	A	WD		3'-0"	7'-0"	1-3/4"			WD			1	
130	WC VEST	WC CORRIDOR	A	WD		3'-0"	7'-0"	1-3/4"			WD			1, 7	
131	OFFICE 3	HOTEL ADMIN	A	WD		3'-0"	7'-0"	1-3/4"			WD				
132	OFFICE 2	HOTEL ADMIN	A	WD		3'-0"	7'-0"	1-3/4"			WD				
133	OFFICE 1	HOTEL ADMIN	A	WD		3'-0"	7'-0"	1-3/							

F.F.P.C.	(NFPA 101)	7.2.1.6.2
ACCESS CONTROLLED EGRESS DOOR ASSEMBLIES (CARD KEY)		
DOOR ASSEMBLIES IN THE MEANS OF EGRESS SHALL BE PERMITTED TO BE EQUIPPED WITH AN APPROVED ENTRANCE AND EGRESS ACCESS CONTROL SYSTEM, PROVIDED THAT ALL THE FOLLOWING CRITERIA ARE MET:		
(1) A SENSOR SHALL BE PROVIDED ON THE EGRESS SIDE, ARRANGED TO DETECT AN OCCUPANT APPROACHING THE DOOR LEAVES THAT ARE ARRANGED TO UNLOCK IN THE DIRECTION OF EGRESS UPON DETECTION OF AN APPROACHING OCCUPANT OR LOSS OF POWER TO THE SENSOR (2) LOSS OF POWER TO THE PART OF THE ACCESS CONTROL SYSTEM THAT LOCKS THE DOOR LEAVES SHALL AUTOMATICALLY UNLOCK THE DOOR LEAVES IN THE DIRECTION OF EGRESS (3) DOOR LEAVES SHALL BE ARRANGED TO UNLOCK IN THE DIRECTION OF EGRESS FROM A MANUAL RELEASE DEVICE LOCATED 40 IN. TO 48 IN. (1015MM TO 1220MM) VERTICALLY ABOVE THE FLOOR AND WITHIN 60 IN. (1525MM) OF THE SECURED DOOR OPENINGS. (4) THE MANUAL RELEASE DEVICE SPECIFIED IN 7.2.1.6.2 (3) SHALL BE READILY ACCESSIBLE AND CLEARLY IDENTIFIED BY A SIGN THAT READS AS FOLLOWS: PUSH TO EXIT (5) WHEN OPERATED, THE MANUAL RELEASE DEVICE SHALL RESULT IN DIRECT INTERRUPTION OF POWER TO THE LOCK – INDEPENDENT OF THE ACCESS CONTROL SYSTEM ELECTRONICS – AND THE DOOR LEAVES SHALL REMAIN UNLOCKED FOR NOT LESS THAN 30 SECONDS (6) ACTIVATION OF THE BLDG FIRE PROTECTIVE SIGNALING SYSTEM, IF PROVIDED, SHALL AUTOMATICALLY UNLOCK THE DOOR LEAVES IN THE DIRECTION OF EGRESS, AND SHALL REMAIN UNLOCKED UNTIL THE FIRE PROTECTIVE SIGNALING SYSTEM HAS BEEN MANUALLY RESET (7) THE ACTIVATION OF MANUAL FIRE ALARM BOXES THAT ACTIVATE THE BLDG FIRE PROTECTIVE SIGNALING SYSTEM SPECIFIED IN 7.2.1.6.2 (6) SHALL NOT BE REQUIRED TO UNLOCK THE DOOR LEAVES (8) ACTIVATION OF THE BLDG AUTOMATIC SPRINKLER OF FIRE DETECTION SYSTEM, IF PROVIDED, SHALL AUTOMATICALLY UNLOCK THE DOOR LEAVES IN THE DIRECTION OF EGRESS, AND THEY SHALL REMAIN UNLOCKED UNTIL THE FIRE PROTECTIVE SYSTEM HAS BEEN MANUALLY RESET		

DOOR TYPE ELEVATIONS

A - FLUSH

B - FLUSH W/ VISION

C - FLUSH W/ VISION

D - FLUSH W/ VISION

E - FULL VISION

F - PARTIAL LOUVER

G - FULL LOUVER

H - SLIDING BARN DOOR

J - OVERHEAD COILING

K - GATE ALUM, KYNAR FIN

L - STOREFRONT / FULL GLASS

M - BYPASS

N - LOUVER

DOOR CLASSIFICATION		MATERIAL LEGEND	
FIRE DOOR LEGEND		AL	ALUMINIUM
4 HOUR WALL - 4 HOUR DOOR - A LABEL		AL/GL	ALUMINIUM W/ GLASS
3 HOUR WALL - 3 HOUR DOOR - A LABEL		GL	GLASS
2 HOUR WALL - 1-1/2 HOUR DOOR - B LABEL		HM	HOLLOW METAL
1 HOUR WALL - 45 MINUTE DOOR - C LABEL		WD	WOOD SOLID CORE
1/2 HOUR WALL - 20 MINUTE DOOR - C LABEL		WD/GL	WOOD W/ GLASS
		STL	STEEL
		SS	STAINLESS STEEL

DOOR CLASSIFICATION		MATERIAL LEGEND	
FIRE DOOR LEGEND		AL	ALUMINIUM
4 HOUR WALL - 4 HOUR DOOR - A LABEL		AL/GL	ALUMINIUM W/ GLASS
3 HOUR WALL - 3 HOUR DOOR - A LABEL		GL	GLASS
2 HOUR WALL - 1-1/2 HOUR DOOR - B LABEL		HM	HOLLOW METAL
1 HOUR WALL - 45 MINUTE DOOR - C LABEL		WD	WOOD SOLID CORE
1/2 HOUR WALL - 20 MINUTE DOOR - C LABEL		WD/GL	WOOD W/ GLASS
		STL	STEEL
		SS	STAINLESS STEEL

DOOR NOTES	
NOTE 1	FOR HEAD, JAMB & THRESHOLD DETAILS REFER TO SHEET A803
NOTE 2	ALL DOORS NOT TO EXCEED A MAX UNDERCUT OF $\frac{3}{4}$ " TO CONC SLAB, OR LESS FOR APPLIED FINISH PER NFPA 80 TABLE 1--11.4 COORDINATE CLEARANCE OF UNDERCUT WITH FLOOR FINISH SPECIFIED ON I.D. DWGS
NOTE 3	CARD READERS AT FIRE RATED DOORS TO BE FIRE RATED
NOTE 4	ALL FIRE RATED DOORS TO HAVE FIRE RATED HARDWARE
NOTE 5	DOORS EXITING INTO STAIRWELLS SHALL NOT HAVE LOCKING DEVICES
NOTE 6	INSULATED COREFILL AT ALL HM DOORS PER FBC 13--403.1 (SEE SPECS)
NOTE 7	REFER TO F.F.P.C. 7.2.1.6 SELF CLOSING DEVICES
NOTE 8	ALL DOORS SERVING MORE THAN 100 PEOPLE SHALL HAVE PANIC HARDWARE
NOTE 9	ALL FIRE RATED DOORS TO HAVE SELF CLOSING AND LATCHING HARDWARE
NOTE 10	ALL FIRE RATED DOUBLE LEAF DOORS WITH ASTRAGALS SHALL HAVE DOOR COORDINATORS TO ENSURE PROPER OPERATION
NOTE 11	ALL EXIT DOORS SHALL BE SINGLE MOTION RELEASE AND REOPERABLE IN THE DIRECTION OF EGRESS WITHOUT ANY SPECIAL KNOWLEDGE, KEY OR TOOL

ADA ACCESSIBLE DOOR NOTES	
DOOR HARDWARE:	HANDLES, LATCHES, PULLS, LOCKS AND OTHER OPERATING DEVICES MUST HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE, LEVER OPERATED MECHANISM AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS, HARDWARE REQUIRED FOR PASSAGE MUST BE MOUNTED NO HIGHER THAN 48" AFF.
DOOR CLOSERS:	IF A DOOR HAS A CLOSER THEN THE SWEEP PERIOD OF THE CLOSER MUST BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED FROM THE LEADING EDGE OF THE DOOR.
DOOR OPENING FORCE:	THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR MUST BE AS FOLLOWS: EXTERIOR HINGED DOORS – ADAAG PROVIDED NO REQUIREMENTS AT THIS TIME INTERIOR HINGED DOORS – 5 LBF SLIDING OR FOLDING DOORS – 5 LBF
DOOR NOTES:	ANY WALK THROUGH OPENING TO BE 32" CLEAR WIDTH ANY DOUBLE DOOR TO HAVE AT LEAST ONE LEAF 36" WIDE PUSH LOCKS SHALL BE USED

DOOR SCHEDULE REMARKS CODE	
1	SEE INTERIOR DESIGN DOCUMENTS
2	FF&E SPECIALITY DOOR, SEE I.D. DOCS
3	DOOR AND FRAME PROVIDED BY STOREFRONT / WINDOW WALL MANUFACTURER
4	CONCEALED OVERHEAD DOOR CLOSER
5	DESIGNED TO RESIST A 4" DIA OBJECT THROUGHOUT
6	SELF CLOSING DEVICE
7	OVERHEAD DOOR CLOSER
8	MAGNETIC HOLD OPEN DEVICE
9	PANIC HARDWARE
10	FUSIBLE LINK
11	TEMPERED GLASS PANEL
12	WIRED GLASS - INSTALL WIRE IN HORIZ. & VERT. POSITIONS
13	GATE LATCH TO BE MOUNTED AT 54" AFF MIN.
14	DOUBLE ACTING
15	MOTORIZED
16	ACOUSTIC SEALS FOR HEAD, JAMBS AND THRESHOLD
17	AUTOMATIC LOCKING DEVICE CONNECTED TO FIRE ALARM SYSTEM
18	CARD KEY - ELECTRONIC LOCKING
19	ELECTRONIC RELEASE HARDWARE
20	180 DEGREE SWING
21	OFFSET HINGES
22	CATEGORY II SAFETY GLASS CAPABLE OF WITHSTANDING A 400 LB IMPACT TEST
23	DOOR AND FRAME TO MEET WIND LOADS AS DEFINED BY STRUCT DWGS
24	DOOR TO HAVE ADJUSTABLE SWEEP AND MAX $\frac{3}{4}$ " UNDERCUT
25	FIRE RATED GLASS
26	EMERGENCY BREAKAWAY CAPABILITY
27	DOOR PROTECTED BY REMOVABLE PANEL SYSTEM MEETING WIND LOADS AS DEFINED BY STRUCTURAL DWGS
28	2 (3'-0" X 7'-0") INTERCONNECTING DOORS (ONE PANEL EACH SIDE)
29	WITH $\frac{9}{16}$ " LAMINATED GLASS
30	WIDTH TO BE 32" MIN. CLEAR IN OPEN POSITION
31	
32	
33	
34	
35	

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

MITCI
PRIVATE PROTECTOR SERVICES, LLC
Construction Plans Review Inspections & Consulting

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

DOOR SCHEDULE - 2ND LEVEL														
DOOR										FRAME - SEE A-803			SEE A-006	
DOOR #	FROM	TO	TYPE	MATERIAL	SIZE			LABEL	FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD	REMARKS
					PANEL WIDTH	HEIGHT	THICKNESS							
	ROOM NAME	ROOM NAME												
201	STAIR 1	ELEV LOBBY	B	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				6
202	STAIR 2	GARAGE	B	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				6
203	GARAGE	ELEV LOBBY	C	HM	3'-0"	7'-0"		B	2 HOUR	HM				6, 9, 12
204	ELEV LOBBY	HSKP BREAK	A	HM	3'-0"	7'-0"		C	1 HOUR	HM				6
205	ELEV LOBBY	GYM	E	AL/GL	3'-0"	7'-0"		C	1 HOUR	HM				6, 12
206	UNIFORM STOR	HSKP BREAK	A	HM	3'-0"	7'-0"				HM				6
207	LINEN CL	HSKP BREAK	A	HM	3'-0"	7'-0"				HM				6
208	LOCKERS	HSKP BREAK	A	HM	3'-0"	7'-0"				HM				6
209	WC	HSKP BREAK	A	HM	3'-0"	7'-0"				HM				6
210	HSKP OFFICE	HSKP BREAK	A	HM	3'-0"	7'-0"				HM				6
211	MINI BAR STOR	HSKP BREAK	A	HM	3'-0"	7'-0"				HM				6

DOOR SCHEDULE - 3RD-5TH LEVELS													
T01	STAIR 1	ELEV LOBBY	B	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			6, 11
T02	STAIR 2	CORRIDOR	B	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			6, 11
T03	ELEC RM	CORRIDOR	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			6
T04	LINEN RM	CORRIDOR	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			6, 20
T05	HSK	CORRIDOR	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			6
T06	IT ROOM	CORRIDOR	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			6
T07	ICE MACHINE	CORRIDOR	H	WD	5'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			1
T10	HOTEL ENTRY	CORRIDOR	A	HM	3'-0"	7'-0"	1-3/4"	B	20 MINUTE	HM			1, 4, 18
T11	HOTEL RM	HOTEL RM	A	WD	3'-0"	7'-0"	1-3/4"	B	20 MINUTE	HM			20, 28
T12	HOTEL RM	BATH	H	WD	3'-0"	7'-0"	1-3/4"	B		WD			1, 24, 30
T13	HOTEL RM	BATH	A	WD	3'-0"	7'-0"	1-3/4"	B		WD			1, 24

DOOR SCHEDULE - POOL DECK / ROOF LEVEL													
R01	STAIR 1	ELEV LOBBY	B	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			
R02	STAIR 2	ROOF	B	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			
R03	ELEV LOBBY	MACH RM	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			
R04	WOMEN 1,2 MEN 3,4	ROOF	A	HM	3'-0"	7'-0"	1-3/4"			HM			
R05	ELEC RM	ROOF	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			
R06	ROOF	ROOF	K	AL	3'-0"	4'-6"				AL			
R07	POOL PUMP RM	ROOF	N	AL	3'-0"	7'-0"				AL			BOT 36" ABOVE FIN. ROOF
R08	MECH RMS	ROOF	N	AL	(2)3'-0"	5'-0"				AL			BOT 36" ABOVE FIN. ROOF

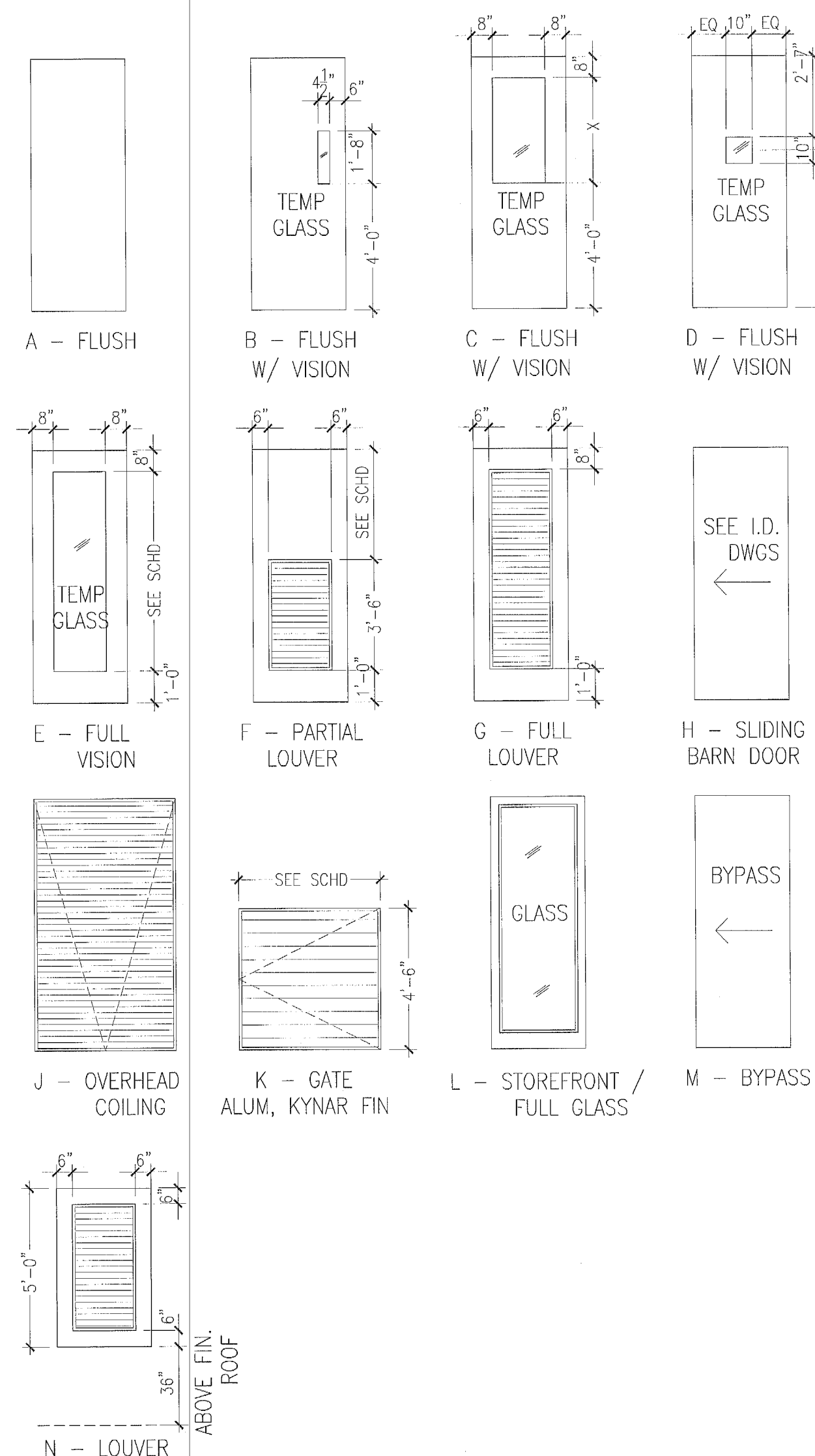
F.F.P.C. (NFPA 101) 7.2.1.6.2

ACCESS CONTROLLED EGRESS DOOR ASSEMBLIES (CARD KEY)

DOOR ASSEMBLIES IN THE MEANS OF EGRESS SHALL BE PERMITTED TO BE EQUIPPED WITH AN APPROVED ENTRANCE AND EGRESS ACCESS CONTROL SYSTEM, PROVIDED THAT ALL THE FOLLOWING CRITERIA ARE MET:

- 7.2.1.6.2* Access-Controlled Egress Door Assemblies. Where permitted in Chapters 11 through 43, door assemblies in the means of egress shall be permitted to be equipped with electrical lock hardware that prevents egress, provided that all of the following criteria are met:
- (1) A sensor shall be provided on the egress side, arranged to unlock the door leaf in the direction of egress upon detection of an approaching occupant.
 - (2) Door leaves shall automatically unlock in the direction of egress upon loss of power to the sensor or to the part of the access control system that locks the door leaves.
 - (3) Door locks shall be arranged to unlock in the direction of egress from a manual release device complying with all of the following criteria:
 - (a) The manual release device shall be located on the egress side, 40 in. to 48 in. (1015 mm to 1220 mm) vertically above the floor, and within 60 in. (1525 mm) of the secured door openings.
 - (b) The manual release device shall be readily accessible and clearly identified by a sign that reads as follows: PUSH TO EXIT.
 - (c) When operated, the manual release device shall result in direct interruption of power to the lock, independent of the locking system electronics, and the lock shall remain unlocked for not less than 30 seconds.
 - (4) Activation of the building fire-protective signaling system, if provided, shall automatically unlock the door leaves in the direction of egress, and the door leaves shall remain unlocked until the fire-protective signaling system has been manually reset.
 - (5) The activation of manual fire alarm boxes that activate the building fire-protective signaling system specified in 7.2.1.6.2(4) shall not be required to unlock the door leaves.
 - (6) Activation of the building automatic sprinkler or fire detection system, if provided, shall automatically unlock the door leaves in the direction of egress, and the door leaves shall remain unlocked until the fire-protective signaling system has been manually reset.
 - (7) The egress side of access-controlled egress doors, other than existing access-controlled egress doors, shall be provided with emergency lighting in accordance with Section 7.9.

DOOR TYPE ELEVATIONS



DOOR CLASSIFICATION

FIRE DOOR LEGEND
 4 HOUR WALL - 4 HOUR DOOR - A LABEL
 3 HOUR WALL - 3 HOUR DOOR - A LABEL
 2 HOUR WALL - 1-1/2 HOUR DOOR - B LABEL
 1 HOUR WALL - 45 MINUTE DOOR - C LABEL
 1/2 HOUR WALL - 20 MINUTE DOOR - C LABEL

MATERIAL LEGEND

AL ALUMINIUM
 AL/GL ALUMINIUM W/ GLASS
 GL GLASS
 HM HOLLOW METAL
 WD WOOD SOLID CORE
 WD/GL WOOD W/ GLASS
 STL STEEL
 SS STAINLESS STEEL

DOOR NOTES

NOTE 1	FOR HEAD, JAMB & THRESHOLD DETAILS REFER TO SHEET A803
NOTE 2	ALL DOORS NOT TO EXCEED A MAX UNDERCUT OF 3/4" TO CONC SLAB, OR LESS FOR APPLIED FINISH PER NFPA 80 TABLE 1-11.4 COORDINATE CLEARANCE OF UNDERCUT WITH FLOOR FINISH SPECIFIED ON I.D. DWGS
NOTE 3	CARD READERS AT FIRE RATED DOORS TO BE FIRE RATED
NOTE 4	ALL FIRE RATED DOORS TO HAVE FIRE RATED HARDWARE
NOTE 5	DOORS EXITING INTO STAIRWELLS SHALL NOT HAVE LOCKING DEVICES
NOTE 6	INSULATED COREFILL AT ALL HM DOORS PER FBC 13-403.1 (SEE SPECS)
NOTE 7	REFER TO F.F.P.C. 7.2.1.6 SELF CLOSING DEVICES
NOTE 8	ALL DOORS SERVING MORE THAN 100 PEOPLE SHALL HAVE PANIC HARDWARE
NOTE 9	ALL FIRE RATED DOORS TO HAVE SELF CLOSING AND LATCHING HARDWARE
NOTE 10	ALL FIRE RATED DOUBLE LEAF DOORS WITH ASTRAGALS SHALL HAVE DOOR COORDINATORS TO ENSURE PROPER OPERATION
NOTE 11	ALL EXIT DOORS SHALL BE SINGLE MOTION RELEASE AND REOPERABLE IN THE DIRECTION OF EGRESS WITHOUT ANY SPECIAL KNOWLEDGE, KEY OR TOOL

ADA ACCESSIBLE DOOR NOTES

DOOR HARDWARE: HANDLES, LATCHES, PULLS, LOCKS AND OTHER OPERATING DEVICES MUST HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE, LEVER OPERATED MECHANISM AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS, HARDWARE REQUIRED FOR PASSAGE MUST BE MOUNTED NO HIGHER THAN 48" AFF.

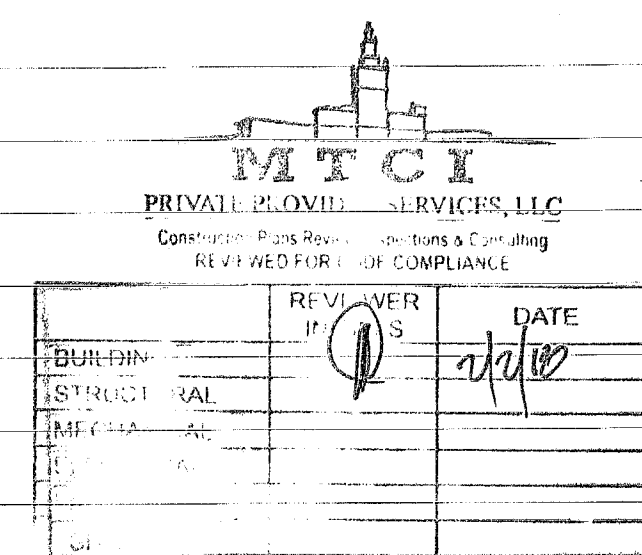
DOOR CLOSERS: IF A DOOR HAS A CLOSER THEN THE SWEEP PERIOD OF THE CLOSER MUST BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED FROM THE LEADING EDGE OF THE DOOR.

DOOR OPENING FORCE: THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR MUST BE AS FOLLOWS:
 EXTERIOR HINGED DOORS - ADAAG PROVIDED NO REQUIREMENTS AT THIS TIME
 INTERIOR HINGED DOORS - 5 LBF
 SLIDING OR FOLDING DOORS - 5 LBF

DOOR NOTES: ANY WALK THROUGH OPENING TO BE 32" CLEAR WIDTH
 ANY DOUBLE DOOR TO HAVE AT LEAST ONE LEAF 36" WIDE
 PUSH LOCKS SHALL BE USED

DOOR SCHEDULE REMARKS CODE

1	SEE INTERIOR DESIGN DOCUMENTS
2	FF&E SPECIALITY DOOR, SEE I.D. DOCS
3	DOOR AND FRAME PROVIDED BY STOREFRONT / WINDOW WALL MANUFACTURER
4	CONCEALED OVERHEAD DOOR CLOSER
5	DESIGNED TO RESIST A 4" DIA OBJECT THROUGHOUT
6	SELF CLOSING DEVICE
7	OVERHEAD DOOR CLOSER
8	MAGNETIC HOLD OPEN DEVICE
9	PANIC HARDWARE
10	FUSIBLE LINK
11	TEMPERED GLASS PANEL
12	WIRED GLASS - INSTALL WIRE IN HORIZ. & VERT. POSITIONS
13	GATE LATCH TO BE MOUNTED AT 54" AFF MIN.
14	DOUBLE ACTING
15	MOTORIZED
16	ACOUSTIC SEALS FOR HEAD, JAMBS AND THRESHOLD
17	AUTOMATIC LOCKING DEVICE CONNECTED TO FIRE ALARM SYSTEM
18	CARD KEY - ELECTRONIC LOCKING
19	ELECTRONIC RELEASE HARDWARE
20	180 DEGREE SWING
21	OFFSET HINGES
22	CATEGORY II SAFETY GLASS CAPABLE OF WITHSTANDING A 400 LB IMPACT TEST
23	DOOR AND FRAME TO MEET WIND LOADS AS DEFINED BY STRUCT DWGS
24	DOOR TO HAVE ADJUSTABLE SWEEP AND MAX 3/4" UNDERCUT
25	FIRE RATED GLASS
26	EMERGENCY BREAKAWAY CAPABILITY
27	DOOR PROTECTED BY REMOVABLE PANEL SYSTEM MEETING WIND LOADS AS DEFINED BY STRUCTURAL DWGS
28	2 (3'-0" X 7'-0") INTERCONNECTING DOORS (ONE PANEL EACH SIDE)
29	WITH 3/8" LAMINATED GLASS
30	WIDTH TO BE 32" MIN. CLEAR IN OPEN POSITION
31	
32	
33	
34	
35	



PERMUY

ARCHITECTURE
INTERIOR DESIGN
PLANNING

2717 Ponce de Leon Blvd.
Coral Gables, FL 33134
Phone: 305.200.5302
www.PermuyArchitecture.com

STATE OF FLORIDA
REGISTERED ARCHITECT
REGISTRATION 000000000

THESE DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF PERMUY ARCHITECTURE, INTERIOR DESIGN AND PLANNING, INC. AND MAY NOT BE REPRODUCED, COPIED, OR OTHERWISE TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF PERMUY ARCHITECTURE, INTERIOR DESIGN AND PLANNING, INC. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCED WORK. COUNTS ARE NOT TO BE SCALED.

KIMPTON HOTEL
PALOMAR
SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139

FINVARB GROUP

1085 Kane Concourse, Suite 201, Bay Harbor Islands, FL 33154

NO.	DESCRIPTION	DATE
1	PERMIT SET	02.28.17
2	BLDG. MTCI COMMENTS	08.01.17
3	REV 4	11.22.17

PROJECT NO: 1613

DATE: 02.28.17

SHEET INDEX

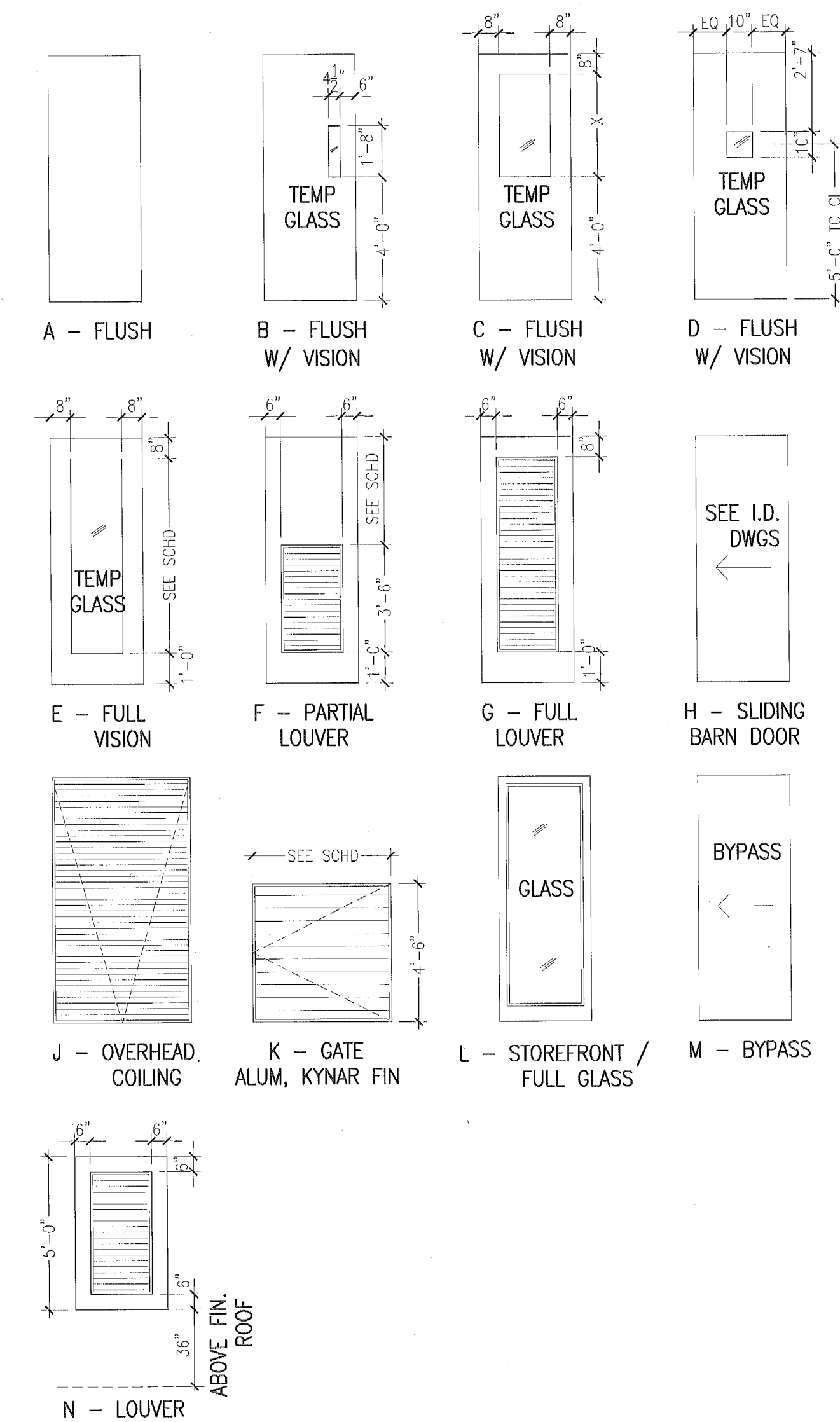
SCALE: As Noted

SHEET NO

A-007

DOOR SCHEDULE – 1ST LEVEL														
DOOR										FRAME – SEE A-803				REMARKS
DOOR #	FROM	TO	TYPE	MATERIAL	SIZE			LABEL	FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD	
	ROOM NAME	ROOM NAME			PANEL WIDTH	HEIGHT	THICKNESS							
101	STAIR 1	ELEV LOBBY	B	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				7
102	EXIT CORRIDOR	SIDEWALK	B	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				7
103	LOBBY	DROP OFF	L	AL/GL	6'-0"	8'-0"				AL/GL				3, 6, 9
104	ELEV LOBBY	ENTRY DRIVE	L	AL/GL	3'-0"	8'-0"				AL/GL				3, 6, 9
105	TRASH ROOM	ENTRY DRIVE	J	SS	5'-0"	8'-0"	1-3/4"	B	2 HOUR	SS				7
106	LINEN ROOM	ENTRY DRIVE	J	SS	5'-0"	8'-0"	1-3/4"	B	2 HOUR	SS				7
107	FIRE/WATER PUMP	ENTRY DRIVE	A	HM	6'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				7
108	NOT USED													
109	LOBBY	CANAL WALK	L	AL/GL	3'-0"	8'-0"				AL/GL				3, 6, 9
110	RESTAURANT	CANAL WALK	L	AL/GL	3'-0"	8'-0"				AL/GL				3, 6, 9
111	RESTAURANT	CANAL WALK	L	AL/GL	3'-0"	8'-0"				AL/GL				3, 6, 9
112	RESTAURANT	CANAL WALK	L	AL/GL	3'-0"	8'-0"				AL/GL				3, 6, 9
113	ENTRY DRIVE	WINDOW DISPLAY	A	HM	3'-0"	7'-0"	1-3/4"			HM				7
114	ENTRY DRIVE	WINDOW DISPLAY	A	HM	3'-0"	7'-0"	1-3/4"			HM				7
115	HOTEL ADMIN	SIDEWALK	L	AL/GL	3'-0"	8'-0"				AL/GL				3, 6, 9
116	RESTAURANT	ENTRY DRIVE	L	AL/GL	3'-0"	8'-0"				AL/GL				3, 6, 9
117	RESTAURANT	ENTRY DRIVE	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				7
118	ELEC RM	ENTRY DRIVE	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				7
119	MDF RM	ENTRY DRIVE	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				7
120	BAGGAGE OFFICE	ENTRY DRIVE	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				7
121	FRONT OFFICE	ENTRY DRIVE	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				7
122	FRONT OFFICE	BOH HALL	A	WD	3'-0"	7'-0"	1-3/4"			WD				7
123	BOH HALL	BAGGAGE RM	A	WD	3'-0"	7'-0"	1-3/4"			WD				7
124	JAN	WC VEST	A	WD	3'-0"	7'-0"	1-3/4"			WD				1, 7
125	TOILET	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD				1
126	TOILET	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD				1
127	TOILET	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD				1
128	TOILET	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD				1
129	TOILET	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD				1
130	WC VEST	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD				1, 7
131	OFFICE 3	HOTEL ADMIN	A	WD	3'-0"	7'-0"	1-3/4"			WD				
132	OFFICE 2	HOTEL ADMIN	A	WD	3'-0"	7'-0"	1-3/4"			WD				
133	OFFICE 1	HOTEL ADMIN	A	WD	3'-0"	7'-0"	1-3/4"			WD				

DOOR TYPE ELEVATIONS



DOOR CLASSIFICATION

FIRE DOOR LEGEND
 4 HOUR WALL - 4 HOUR DOOR - A LABEL
 3 HOUR WALL - 3 HOUR DOOR - A LABEL
 2 HOUR WALL - 1-1/2 HOUR DOOR - B LABEL
 1 HOUR WALL - 45 MINUTE DOOR - C LABEL
 1/2 HOUR WALL - 20 MINUTE DOOR - C LABEL

MATERIAL LEGEND

AL ALUMINIUM
 AL/GL ALUMINIUM W/ GLASS
 GL GLASS
 HM HOLLOW METAL
 WD WOOD SOLID CORE
 WD/GL WOOD W/ GLASS
 STL STEEL
 SS STAINLESS STEEL

DOOR NOTES

NOTE 1	FOR HEAD, JAMB & THRESHOLD DETAILS REFER TO SHEET A803
NOTE 2	ALL DOORS NOT TO EXCEED A MAX UNDERCUT OF 3/4" TO CONC SLAB, OR LESS FOR APPLIED FINISH PER NFPA 80 TABLE 1-11.4 COORDINATE CLEARANCE OF UNDERCUT WITH FLOOR FINISH SPECIFIED ON I.D. DWGS
NOTE 3	CARD READERS AT FIRE RATED DOORS TO BE FIRE RATED
NOTE 4	ALL FIRE RATED DOORS TO HAVE FIRE RATED HARDWARE
NOTE 5	DOORS EXITING INTO STAIRWELLS SHALL NOT HAVE LOCKING DEVICES
NOTE 6	INSULATED COREFILL AT ALL HM DOORS PER FBC 13-403.1 (SEE SPECS)
NOTE 7	REFER TO F.F.P.C. 7.2.1.6 SELF CLOSING DEVICES
NOTE 8	ALL DOORS SERVING MORE THAN 100 PEOPLE SHALL HAVE PANIC HARDWARE
NOTE 9	ALL FIRE RATED DOORS TO HAVE SELF CLOSING AND LATCHING HARDWARE
NOTE 10	ALL FIRE RATED DOUBLE LEAF DOORS WITH ASTRAGALS SHALL HAVE DOOR COORDINATORS TO ENSURE PROPER OPERATION
NOTE 11	ALL EXIT DOORS SHALL BE SINGLE MOTION RELEASE AND REOPERABLE IN THE DIRECTION OF EGRESS WITHOUT ANY SPECIAL KNOWLEDGE, KEY OR TOOL

ADA ACCESSIBLE DOOR NOTES

DOOR HARDWARE: HANDLES, LATCHES, PULLS, LOCKS AND OTHER OPERATING DEVICES MUST HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE, LEVER OPERATED MECHANISM AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS, HARDWARE REQUIRED FOR PASSAGE MUST BE MOUNTED NO HIGHER THAN 48" AFF.

DOOR CLOSERS: IF A DOOR HAS A CLOSER THEN THE SWEEP PERIOD OF THE CLOSER MUST BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED FROM THE LEADING EDGE OF THE DOOR.

DOOR OPENING FORCE: THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR MUST BE AS FOLLOWS:
 EXTERIOR HINGED DOORS - ADAAG PROVIDED NO REQUIREMENTS AT THIS TIME
 INTERIOR HINGED DOORS - 5 LBF
 SLIDING OR FOLDING DOORS - 5 LBF

DOOR NOTES: ANY WALK THROUGH OPENING TO BE 32" CLEAR WIDTH
 ANY DOUBLE DOOR TO HAVE AT LEAST ONE LEAF 36" WIDE
 PUSH LOCKS SHALL BE USED

DOOR SCHEDULE REMARKS CODE

1	SEE INTERIOR DESIGN DOCUMENTS
2	FF&E SPECIALITY DOOR, SEE I.D. DOCS
3	DOOR AND FRAME PROVIDED BY STOREFRONT / WINDOW WALL MANUFACTURER
4	CONCEALED OVERHEAD DOOR CLOSER
5	DESIGNED TO RESIST A 4" DIA OBJECT THROUGHOUT
6	SELF CLOSING DEVICE
7	OVERHEAD DOOR CLOSER
8	MAGNETIC HOLD OPEN DEVICE
9	PANIC HARDWARE
10	FUSIBLE LINK
11	TEMPERED GLASS PANEL
12	WIRED GLASS - INSTALL WIRE IN HORIZ. & VERT. POSITIONS
13	GATE LATCH TO BE MOUNTED AT 54" AFF MIN.
14	DOUBLE ACTING
15	MOTORIZED
16	ACOUSTIC SEALS FOR HEAD, JAMBS AND THRESHOLD
17	AUTOMATIC LOCKING DEVICE CONNECTED TO FIRE ALARM SYSTEM
18	CARD KEY - ELECTRONIC LOCKING
19	ELECTRONIC RELEASE HARDWARE
20	180 DEGREE SWING
21	OFFSET HINGES
22	CATEGORY II SAFETY GLASS CAPABLE OF WITHSTANDING A 400 LB IMPACT TEST
23	DOOR AND FRAME TO MEET WIND LOADS AS DEFINED BY STRUCT DWGS
24	DOOR TO HAVE ADJUSTABLE SWEEP AND MAX 3/4" UNDERCUT
25	FIRE RATED GLASS
26	EMERGENCY BREAKAWAY CAPABILITY
27	DOOR PROTECTED BY REMOVABLE PANEL SYSTEM MEETING WIND LOADS AS DEFINED BY STRUCTURAL DWGS
28	2 (3'-0" X 7'-0") INTERCONNECTING DOORS (ONE PANEL EACH SIDE)
29	WITH 3/8" LAMINATED GLASS
30	WIDTH TO BE 32" MIN. CLEAR IN OPEN POSITION
31	
32	
33	
34	
35	

F.F.P.C. (NFPA 101) 7.2.1.6.2

ACCESS CONTROLLED EGRESS DOOR ASSEMBLIES (CARD KEY)

DOOR ASSEMBLIES IN THE MEANS OF EGRESS SHALL BE PERMITTED TO BE EQUIPPED WITH AN APPROVED ENTRANCE AND EGRESS ACCESS CONTROL SYSTEM, PROVIDED THAT ALL THE FOLLOWING CRITERIA ARE MET:

- A SENSOR SHALL BE PROVIDED ON THE EGRESS SIDE, ARRANGED TO DETECT AN OCCUPANT APPROACHING THE DOOR LEAVES THAT ARE ARRANGED TO UNLOCK IN THE DIRECTION OF EGRESS UPON DETECTION OF AN APPROACHING OCCUPANT OR LOSS OF POWER TO THE SENSOR
- LOSS OF POWER TO THE PART OF THE ACCESS CONTROL SYSTEM THAT LOCKS THE DOOR LEAVES SHALL AUTOMATICALLY UNLOCK THE DOOR LEAVES IN THE DIRECTION OF EGRESS
- DOOR LEAVES SHALL BE ARRANGED TO UNLOCK IN THE DIRECTION OF EGRESS FROM A MANUAL RELEASE DEVICE LOCATED 40 IN. TO 48 IN. (1015MM TO 1220MM) VERTICALLY ABOVE THE FLOOR AND WITHIN 60 IN. (1525MM) OF THE SECURED DOOR OPENINGS.
- THE MANUAL RELEASE DEVICE SPECIFIED IN 7.2.1.6.2 (3) SHALL BE READILY ACCESSIBLE AND CLEARLY IDENTIFIED BY A SIGN THAT READS AS FOLLOWS: PUSH TO EXIT
- WHEN OPERATED, THE MANUAL RELEASE DEVICE SHALL RESULT IN DIRECT INTERRUPTION OF POWER TO THE LOCK - INDEPENDENT OF THE ACCESS CONTROL SYSTEM ELECTRONICS - AND THE DOOR LEAVES SHALL REMAIN UNLOCKED FOR NOT LESS THAN 30 SECONDS
- ACTIVATION OF THE BLDG FIRE PROTECTIVE SIGNALING SYSTEM, IF PROVIDED, SHALL AUTOMATICALLY UNLOCK THE DOOR LEAVES IN THE DIRECTION OF EGRESS, AND SHALL REMAIN UNLOCKED UNTIL THE FIRE PROTECTIVE SIGNALING SYSTEM HAS BEEN MANUALLY RESET
- THE ACTIVATION OF MANUAL FIRE ALARM BOXES THAT ACTIVATE THE BLDG FIRE PROTECTIVE SIGNALING SYSTEM SPECIFIED IN 7.2.1.6.2 (6) SHALL NOT BE REQUIRED TO UNLOCK THE DOOR LEAVES
- ACTIVATION OF THE BLDG AUTOMATIC SPRINKLER OF FIRE DETECTION SYSTEM, IF PROVIDED, SHALL AUTOMATICALLY UNLOCK THE DOOR LEAVES IN THE DIRECTION OF EGRESS, AND THEY SHALL REMAIN UNLOCKED UNTIL THE FIRE PROTECTIVE SYSTEM HAS BEEN MANUALLY RESET

PERMUY

ARCHITECTURE
INTERIOR DESIGN
PLANNING

2717 Ponce de Leon Blvd.
Coral Gables, FL 33134
Phone : 305.200.5302
www.PermuyArchitecture.com

STATE OF FLORIDA
REGISTERED ARCHITECT
REGISTRATION NUMBER 00000000

THESE DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF PERMUY ARCHITECTURE, INTERIOR DESIGN AND PLANNING, INC. AND MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME, REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED

KIMPTON HOTEL
PALOMAR
SOUTH BEACH
1760 Alton Road, Miami Beach, FL 33139

FINVAB GROUP
1085 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

No.	DESCRIPTION	DATE
1	PERMIT SET	02.28.17
2	REV. 2	05.31.17

PROJECT NO.	1613
DATE:	02.28.17
SHEET INDEX:	
SCALE:	As Noted
SHEET NO.	

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

REVIEWER	DATE
STRUCTURAL	
MECHANICAL	
ELECTRICAL	
PLUMBING	
SITE CIVIL	

A-006

DOOR SCHEDULE - 2ND LEVEL															
DOOR									FRAME - SEE A-803			SEE A-006			
DOOR #	FROM	TO	TYPE	MATERIAL	SIZE			LABEL	FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD	REMARKS	
						PANEL WIDTH	HEIGHT								THICKNESS
	ROOM NAME	ROOM NAME													
201	STAIR 1	ELEV LOBBY	B	HM		3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			6	
202	STAIR 2	GARAGE	B	HM		3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			6	
203	GARAGE	ELEV LOBBY	C	HM		3'-0"	7'-0"		B	2 HOUR	HM			6, 9, 12	
204	ELEV LOBBY	HSKP BREAK	A	HM	4	3'-0"	7'-0"		C	1 HOUR	HM			6	
205	ELEV LOBBY	GYM	E	AL/GL		3'-0"	7'-0"		C	1 HOUR	HM			6, 12	
206	UNIFORM STOR	HSKP BREAK	A	HM		3'-0"	7'-0"				HM			6	
207	LINEN CL	HSKP BREAK	A	HM		3'-0"	7'-0"				HM			6	
208	LOCKERS	HSKP BREAK	A	HM		3'-0"	7'-0"				HM			6	
209	WC	HSKP BREAK	A	HM		3'-0"	7'-0"				HM			6	
210	HSKP OFFICE	HSKP BREAK	A	HM		3'-0"	7'-0"				HM			6	
211	MINI BAR STOR	HSKP BREAK	A	HM		3'-0"	7'-0"				HM			6	

T01	STAIR 1	ELEV LOBBY	B	HM		3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				6, 11
T02	STAIR 2	CORRIDOR	B	HM		3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				6, 11
T03	ELEC RM	CORRIDOR	A	HM		3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				6
T04	LINEN RM	CORRIDOR	A	HM		3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				6, 20
T05	HSK	CORRIDOR	A	HM		3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				6
T06	IT ROOM	CORRIDOR	A	HM		3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				6
T07	ICE MACHINE	CORRIDOR	H	WD		5'-0"	7'-0"	1-3/4"	4 1/2" C	20 MINUTE					1
T10	HOTEL ENTRY	CORRIDOR	A	HM		3'-0"	7'-0"	1-3/4"	4 1/2" C	20 MINUTE	HM				1, 4, 18
T11	HOTEL RM	HOTEL RM	A	WD		3'-0"	7'-0"	1-3/4"	4 1/2" C	20 MINUTE	HM				20, 28
T12	HOTEL RM	BATH	H	WD		3'-0"	7'-0"	1-3/4"	4 1/2" C		WD				1, 24, 30
T13	HOTEL RM	BATH	A	WD		3'-0"	7'-0"	1-3/4"			WD				1, 24

R01	STAIR 1	ELEV LOBBY	B	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			
R02	STAIR 2	ROOF	B	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			
R03	ELEV LOBBY	MACH RM	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			
R04	WOMEN 1,2. MEN 3,4.	ROOF	A	HM	3'-0"	7'-0"	1-3/4"			HM			
R05	ELEC RM	ROOF	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			
R06	ROOF	ROOF	K	AL	3'-0"	4'-6"				AL			
R07	POOL PUMP RM	ROOF	N	AL	3'-0"	7'-0"				AL			BOT 36" ABOVE FIN. ROOF
R08	MECH RMS	ROOF	N	AL	(2)3'-0"	5'-0"				AL			BOT 36" ABOVE FIN. ROOF

The drawings are as follows:

- A - FLUSH**: A simple rectangular window.
- B - FLUSH W/ VISION**: A rectangular window with a central vision pane. Dimensions: 4'-0" height, 1'-0" vision height, 6" top and bottom offsets, 4 1/2" side offsets.
- C - FLUSH W/ VISION**: A rectangular window with a central vision pane. Dimensions: 4'-0" height, 1'-0" vision height, 8" top and bottom offsets, 6" side offsets.
- D - FLUSH W/ VISION**: A rectangular window with a central vision pane. Dimensions: 5'-0" to 6'-0" height, 10" vision height, 2'-0" top offset, 10" side offsets, 8" top and bottom offsets.
- E - FULL VISION**: A rectangular window with full vision. Dimensions: 1'-0" height, 8" top and bottom offsets, 6" side offsets. Label: "SEE SCH-D".
- F - PARTIAL LOUVER**: A rectangular window with a partial louver. Dimensions: 1'-0" height, 8" top and bottom offsets, 6" side offsets. Label: "SEE SCH-D".
- G - FULL LOUVER**: A rectangular window with a full louver. Dimensions: 1'-0" height, 8" top and bottom offsets, 6" side offsets. Label: "SEE SCH-D".
- H - SLIDING BARN DOOR**: A rectangular sliding barn door. Label: "SEE I.D. DWGS".
- I - OVERHEAD COILING**: A rectangular window with overhead coiling. Dimensions: 4'-0" height, 6" top and bottom offsets, 6" side offsets. Label: "SEE SCH-D".
- J - GATE ALUM, KYNAR FIN**: A rectangular window with a gate finish. Dimensions: 4'-0" height, 6" top and bottom offsets, 6" side offsets. Label: "SEE SCH-D".
- K - STOREFRONT / FULL GLASS**: A rectangular storefront or full glass window. Dimensions: 4'-0" height, 6" top and bottom offsets, 6" side offsets.
- L - BYPASS**: A rectangular bypass window. Label: "BYPASS".
- M - BYPASS**: A rectangular bypass window. Label: "BYPASS".
- N - LOUVER**: A rectangular louver. Dimensions: 36" height, 6" top and bottom offsets, 6" side offsets. Label: "ABOVE FIN. ROOF".

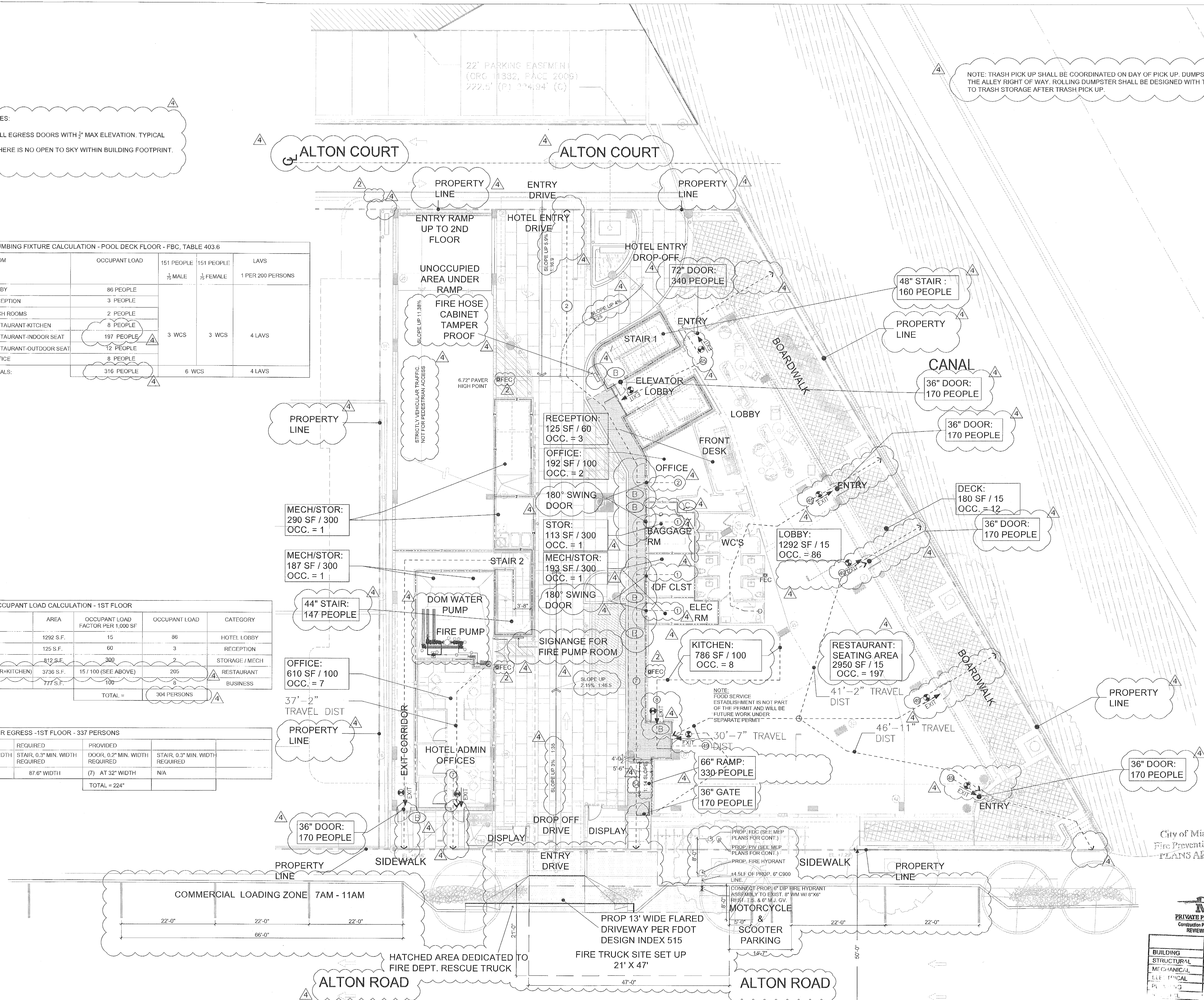
A-007

1 - ALL EGRESS DOORS WITH 1/2" MAX ELEVATION. TYPICAL
2- THERE IS NO OPEN TO SKY WITHIN BUILDING FOOTPRINT

ROOM	OCCUPANT LOAD	151 PEOPLE $\frac{1}{2}$ MALE	151 PEOPLE $\frac{1}{2}$ FEMALE	LAVS 1 PER 200 PERSONS
LOBBY	80 PEOPLE	3 WCS	3 WCS	4 LAVS
RECEPTION	3 PEOPLE			
MECH ROOMS	2 PEOPLE			
RESTAURANT-KITCHEN	8 PEOPLE			
RESTAURANT-INDOOR SEAT	197 PEOPLE			
RESTAURANT-OUTDOOR SEAT	12 PEOPLE			
OFFICE	8 PEOPLE	6 WCS		4 LAVS
TOTALS:	316 PEOPLE			

LIFE SAFETY OCCUPANT LOAD CALCULATION - 1ST FLOOR				
ROOM	AREA	OCCUPANT LOAD FACTOR PER 1,000 SF	OCCUPANT LOAD	CATEGORY
LOBBY	1292 S.F.	15	86	HOTEL LOBBY
RECEPTION	125 S.F.	60	3	RECEPTION
MECH/STOR ROOMS	812 S.F.	300	2	STORAGE / MECH
RESTAURANT (INDOOR+KITCHEN)	3736 S.F.	15 / 100 (SEE ABOVE)	205	RESTAURANT
OFFICES	777 S.F.	100	8	BUSINESS
		TOTAL =	304 PERSONS	

DOOR AND STAIR EGRESS -1ST FLOOR - 337 PERSONS			
REQUIRED	REQUIRED	PROVIDED	
DOOR, 0.2" MIN. WIDTH REQUIRED	STAIR, 0.3" MIN. WIDTH REQUIRED	DOOR, 0.2" MIN. WIDTH REQUIRED	STAIR, 0.3" MIN. WIDTH REQUIRED
58.4" WIDTH	87.6" WIDTH	(7) AT 32" WIDTH	N/A
		TOTAL = 224"	



City of Miami Beach
Fire Prevention Division
PLANS APPROVED



REVIEWED FOR CODE COMPLIANCE	
	REVIEWER IN/DATE
BUILDING	2/2/08
STRUCTURAL	
MECHANICAL	
ELECTRICAL	
PLUMBING	
OTHER	

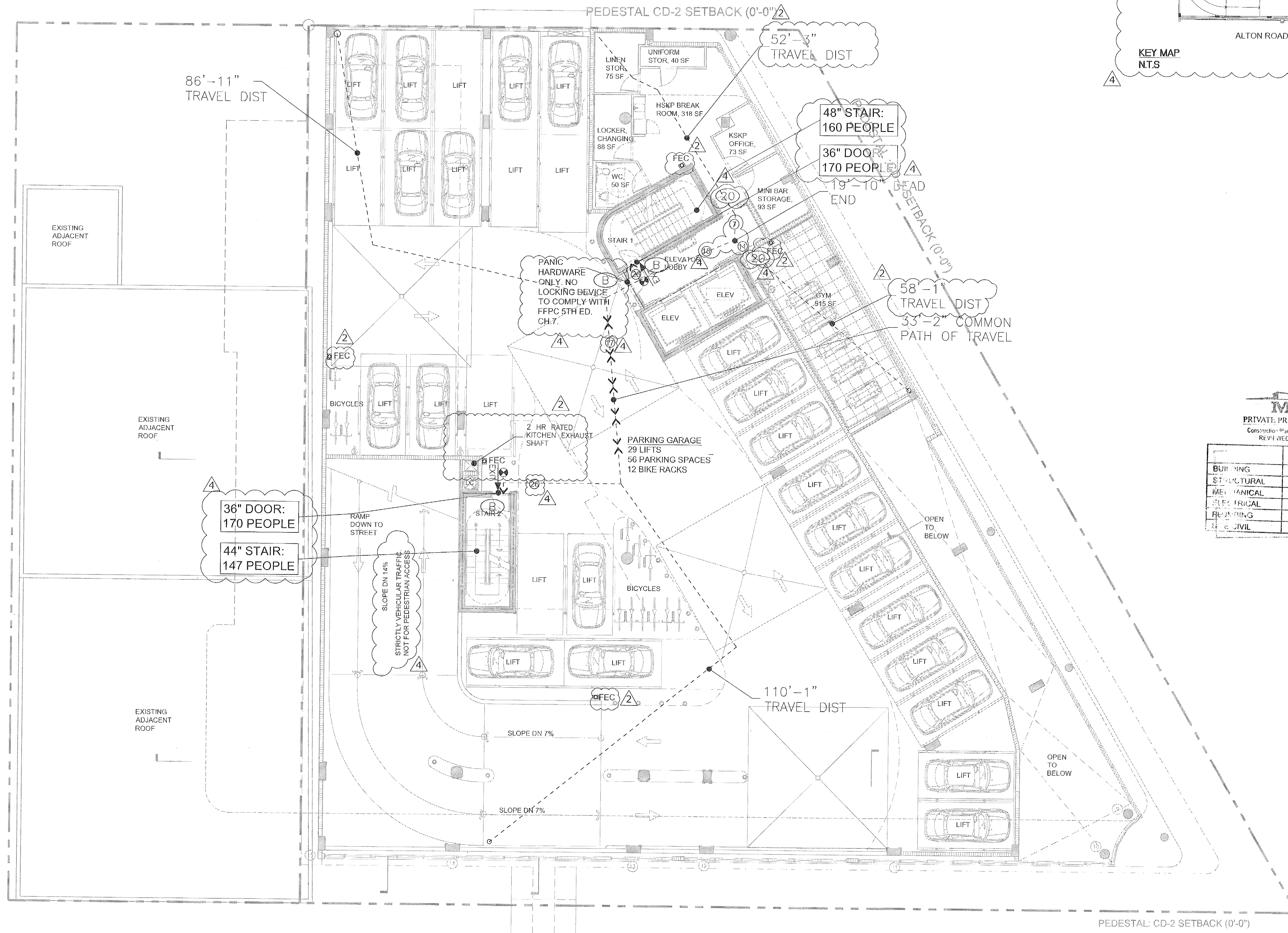
NOTES:

1 - ALL EGRESS DOORS WITH 1/2" MAX ELEVATION. TYPICAL

2 - THERE IS NO OPEN TO SKY WITHIN BUILDING FOOTPRINT

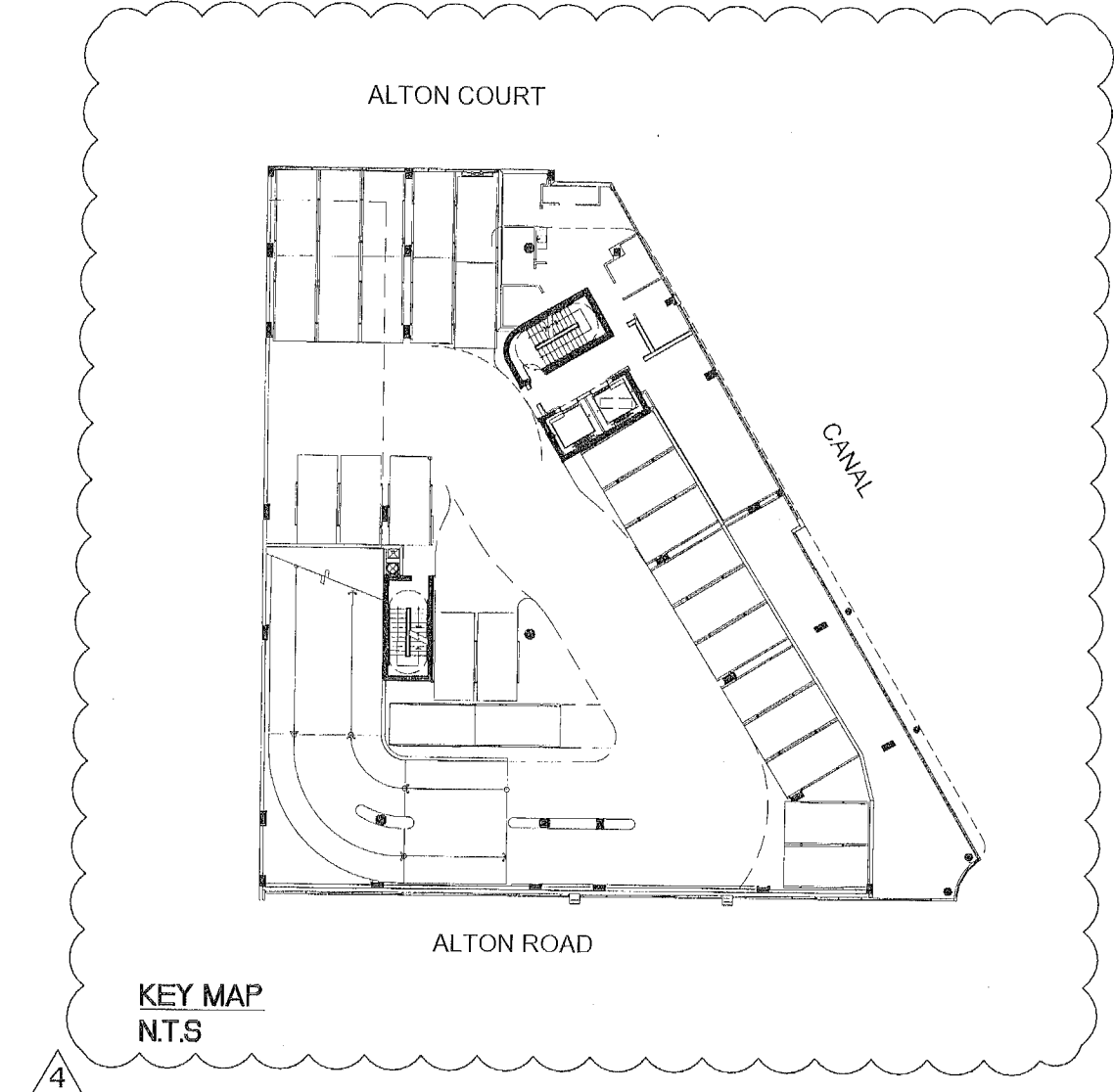
LIFE SAFETY OCCUPANT LOAD CALCULATION - 3RD-4TH-5TH FLOORS - FBC, TABLE 1004.12				
ROOM	FLOOR AREA	OCCUPANT LOAD FACTOR PER 1000 SF	OCCUPANT LOAD	CATEGORY
PARKING (GARAGE)	9,838 SF.	300 GROSS	33	GARAGE
BUS/HKRP ROOMS	644 SF.	100 GROSS	7	BUSINESS
GYM ROOM	515 SF.	50 GROSS	11	ASSEMBLY
TOTAL =			51 PERSONS	

DOOR AND STAIR EGRESS - 2ND FLOOR - 74 PERSONS				
REQUIRED DOOR, 0.2" MIN. WIDTH REQUIRED	REQUIRED STAIR, 0.3" MIN. WIDTH REQUIRED	PROVIDED DOOR, 0.2" MIN. WIDTH REQUIRED	STAIR, 0.3" MIN. WIDTH REQUIRED	
14.8" WIDTH	22.2" WIDTH	(2) AT 32" WIDTH	(2) AT 44" WIDTH	
TOTAL =			74 PERSONS	



PEDESTAL: CD-2 SETBACK (0'-0")

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



KEY MAP
NTS

MTCI		
PRIVATE PROVIDER SERVICES, LLC		
Consulting - Plans Review, Inspections & Consulting REVISED FOR CODE COMPLIANCE		
BUILDING	REVIEWER	DATE
STRUCTURAL		11/22/17
Mechanical		
Electrical		
Plumbing		
Civil		

PERMUY
ARCHITECTURE
INTERIOR DESIGN
PLANNING

2717 Ponce de Leon Blvd.
Coral Gables, FL 33134
Phone: 305.206.5302
www.PermuyArchitecture.com

STATE OF FLORIDA
HELIO MILAN ARCHITECT
REGISTRATION AND LICENSES
THESE DESIGNS AND DRAWINGS ARE THE
COPYRIGHTED PROPERTY OF PERMUY
ARCHITECTURE, INTERIOR DESIGN AND
PLANNING, INC. AND MAY NOT BE REPRODUCED
EXCEPT WITH SPECIFICATION WITH THE
CONSENT OF THE ARCHITECT. THE
CONTRACTOR MUST CHECK AND VERIFY ALL
DIMENSIONS OF THE JOB AND BE RESPONSIBLE
FOR SAME. REPORTING ANY DISCREPANCIES TO
THE ARCHITECT BEFORE COMMENCING WORK.
DRAWINGS ARE NOT TO BE SCALED

KIMPTON HOTEL
PALOMAR
SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139
FINVARB GROUP
1005 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

No.	DESCRIPTION	DATE
PERMIT SET		02.28.17
REV. 2		05.31.17
REV. 4		11.22.17

PROJECT NO: 1613
DATE: 02.28.17
SHEET INDEX:
SCALE: As Noted
SHEET NO: